



Montclair

Sales Comparables - March 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	11145 Kimberly Ave	1757	\$ 425.00	3	2	3/1/2024	\$ 747,000.00	9600	0.22	1012-371-21-0000
Montclair	5584 Hawthorne St	1865	\$ 294.00	4	3	3/5/2024	\$ 550,000.00	7313	0.17	1008-391-06-0000
Montclair	5527 Armsley St	1551	\$ 477.00	4	2	3/6/2024	\$ 740,000.00	7200	0.17	1008-403-02-0000
Montclair	9370 Rose Ave	1248	\$ 520.00	3	2	3/7/2024	\$ 650,000.00	7500	0.17	1008-371-13-0000
Montclair	4266 Berkeley St	2000	\$ 380.00	3	2	3/8/2024	\$ 760,000.00	12748	0.29	1009-212-03-0000
Montclair	4174 Howard St	1000	\$ 550.00	2	1	3/19/2024	\$ 550,000.00	8115	0.19	1012-241-03-0000
Montclair	4705 Flora St	1234	\$ 534.00	4	2	3/20/2024	\$ 660,000.00	7308	0.17	1009-431-33-0000
Montclair	10207 Coalinga Ave	1044	\$ 613.00	3	1	3/21/2024	\$ 640,000.00	7300	0.17	1010-343-21-0000
Montclair	9909 Bel Air Ave	1851	\$ 286.00	3	3	3/22/2024	\$ 531,000.00	7410	0.17	1010-262-07-0000
Montclair	11130 Monte Vista Ave	1407	\$ 504.00	3	2	3/26/2024	\$ 710,000.00	11760	0.27	1012-323-04-0000
Montclair	5620 Kingsley St	1146	\$ 212.00	2	1	3/29/2024	\$ 243,000.00	6902	0.16	1010-401-04-0000
Montclair	9734 Rose Ave	1145	\$ 600.00	4	1	4/3/2024	\$ 688,000.00	7700	0.18	1010-054-10-0000

Total Sales:	12
Average Sales Price:	\$622,416.67
Average Square Feet:	1437