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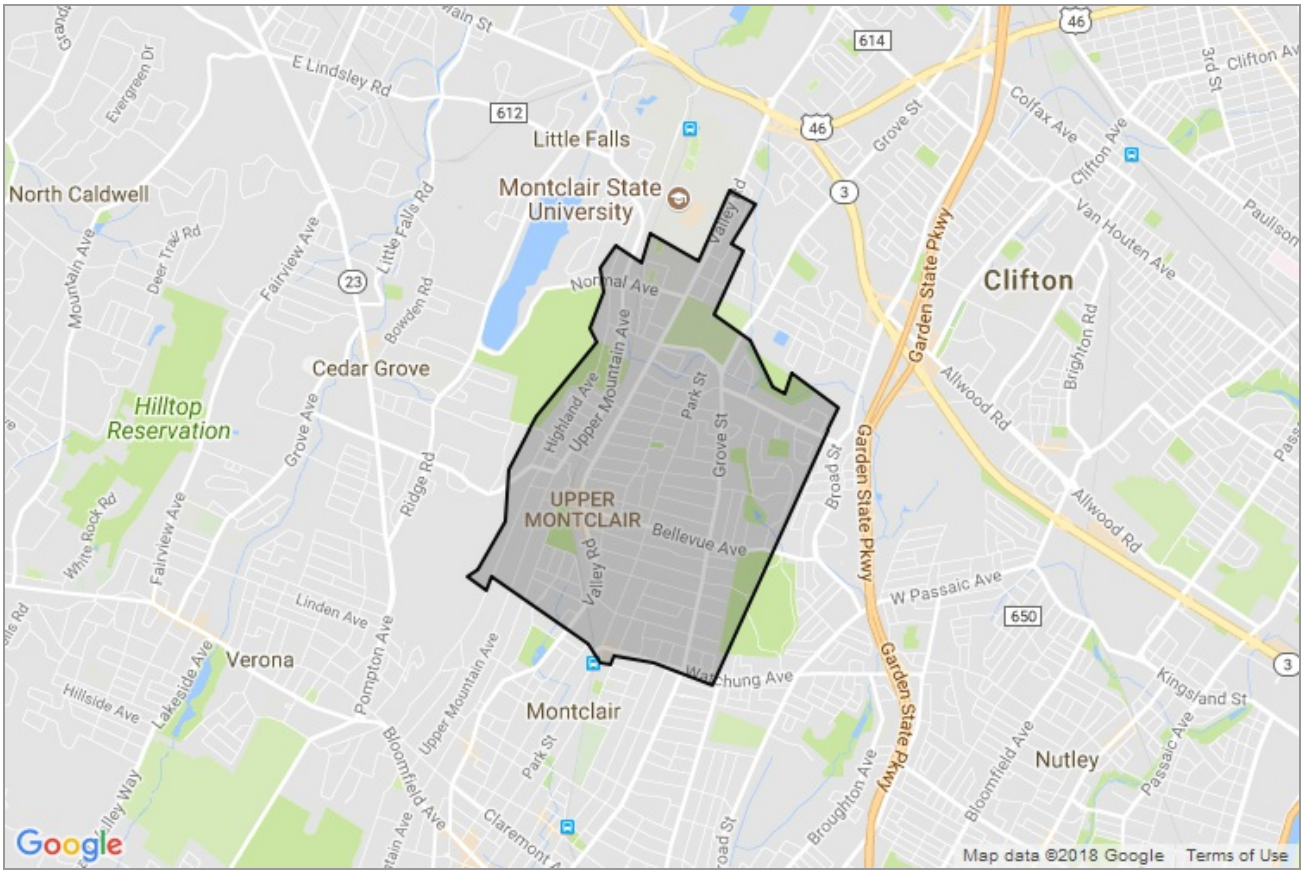
MARKET ACTIVITY REPORT

Montclair, NJ 07043



Presented by

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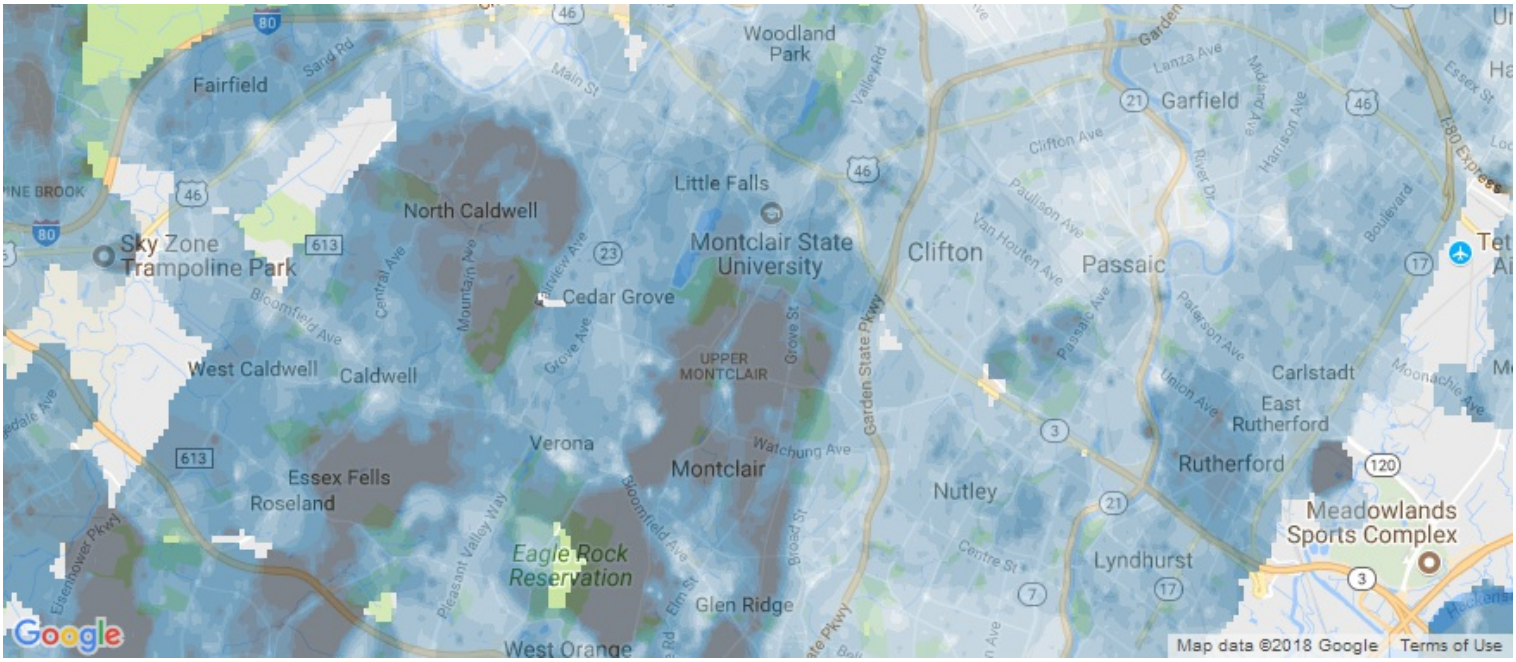
Montclair, NJ 07043

Estimated Home Values



<$100k $450k $20m

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: January 07, 2017 vs. January 07, 2018

Median Est. Home Value	Median Est. Listing Price	Median Days in RPR	Sales Volume
$720K	$709K	57	
Up 4%	Down -3.6%	Down -19.7%	

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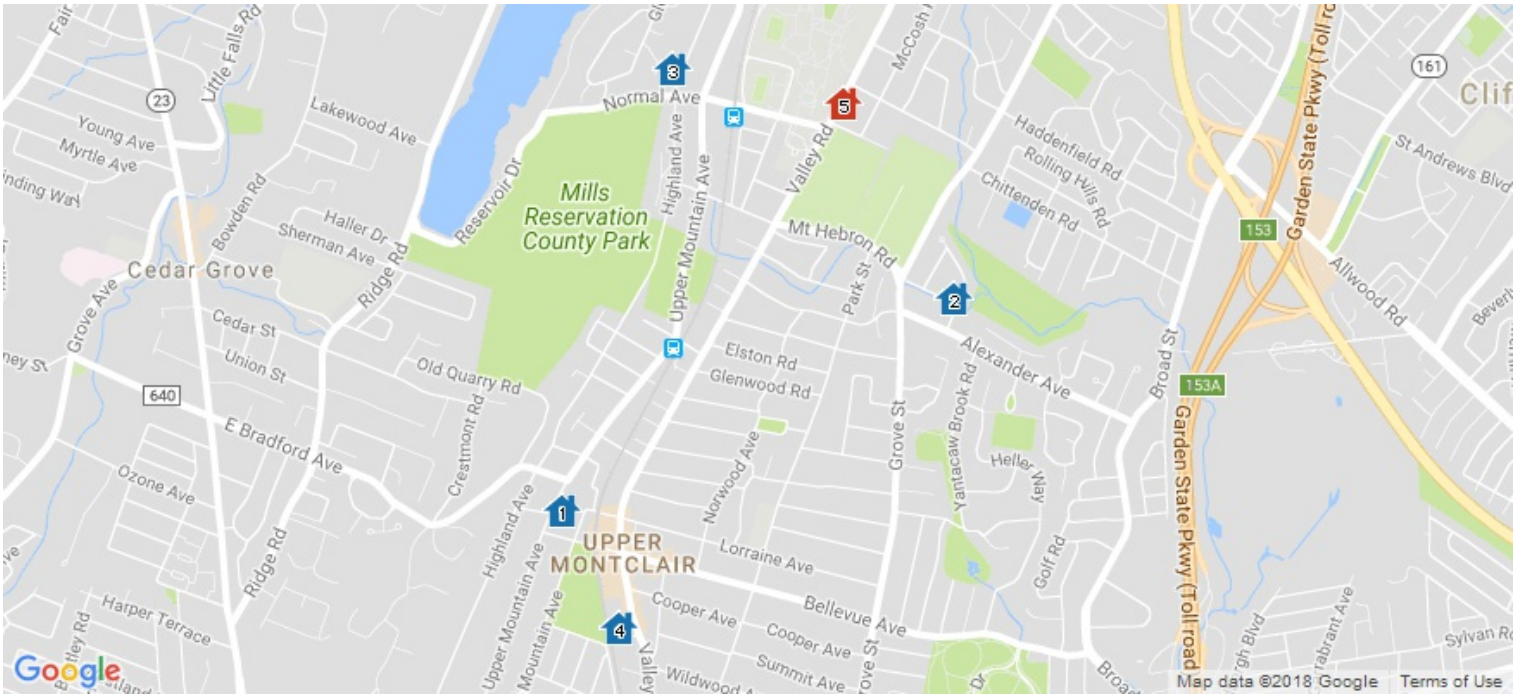

New Listings: 5

347 Upper Mountain Ave — FOR SALE · *Active: 10/17/2017* *MLS ID: 3425448*

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
Single Family	6/4	3,700 sq ft	19,602	1927	10/17/2017	$995,000	$269

This magnificent Colonial simply wraps it's arms around you combining old-world glory with contemporary style! The six bedroom, three and a half bath home is in turnkey condition having been meticulously cared for in every aspect. A generous cedar deck looks onto estate-like grounds, and the two-car garage is hidden from the stately street side view of this gem. Within walking distance to parks, restaurants, shops and all that Upper Montclair has to offer and a one-block stroll to NYC trains and buses, this home is a Commuter's Dream making it the very best of both worlds!

Listing Courtesy of HALSTEAD PROPERTY NEW JERSEY, LLC

24 Lasalle Rd — FOR SALE · *Active: 12/5/2017* *MLS ID: 3434267*

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
Single Family	4/3	1,315 sq ft	9,147	1967	12/5/2017	$899,000	$684

This Mid Century Gem Offers Great Curb Appeal With Easy One Floor Living. Tucked neatly onto a cul-de-sac in the Fieldstone Section of Upper Montclair, this True Ranch features Large, Eat-in Kitchen including sky light, Formal Living & Dining Room, Master Bedroom Suite, and Family Room with wood burning fireplace & sliders leading out to private rear yard with paver patio for your entertaining pleasure. Three additional Bedrooms with full hallway Bath round out this wonderful home. New Roof, Security System, Central A/C, Laundry Room on main level and large basement make this warm and inviting home yours. Short distance to Restaurants & Shopping in Upper Montclair Village, Bus and Midtown Direct NYC Train.

Listing Courtesy of PROMINENT PROPERTIES SIR

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New Listings: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
568 Highland Ave	Single Family	3/5	2,261 sq ft	15,681	1938	1/4/2018	$779,000	$345

3 FOR SALE · *New, Active: 1/4/2018* *MLS ID: 3438327*

A touch of Nantucket adds to the ambiance of this beautifully renovated charmer, boasting top of the line gourmet kitchen, 3 en-suite bedrooms, fabulous finished basement. Great commuter location-close to train & bus. Center hall floor plan with large living room and dining room-perfect for entertaining. Awesome kitchen-center island with overhead range/hood. Wolf stove. Bosch dishwasher and refrigerator. Opens to breakfast area with wall to wall Pella windows and TV area. Separate desk alcove. Under cabinet lighting. Skylight. 2 new bathrooms-2017. Basement has separate room with wall to wall closets and above grade window, full bath, laundry area and storage room. Lovely patio off back of house-private secluded setting. Great neighborhood. Generator for first floor

Listing Courtesy of PROMINENT PROPERTIES SIR

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
530 Valley Rd, #E	Condo/Townhouse/Co-Op	1/1	–	155,073	1964	11/19/2017	$349,000	–

4 FOR SALE · *Active: 11/19/2017* *MLS ID: 3432176*

Just move in! Top floor unit with beautiful view from the tiled screened balcony. This unit has been beautifully updated in 2014. New kitchen with Bosch fridge, new bath, new floor, lots of closet space. Building offers 24/7 doorman service, in ground pool, dog run and picnic area. Close to train to NY City, shopping, parks and restaurant. maintenance include: heat, air conditioner, electric, gas and water.

Listing Courtesy of WEICHERT REALTORS

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
1283 Valley Rd	Condo/Townhouse/Co-Op	1/1	665 sq ft	34,848	1920	12/7/2017	$149,900	$225

5 FOR SALE · *Foreclosure, Lender Owned, Active: 12/7/2017* *MLS ID: 3434862*

Renovated ground floor unit, across from Montclair State University. Beautifully renovated Kitchen & Bath, Low Maintenance fees and utilities. Assigned parking.

Listing Courtesy of WEICHERT REALTORS

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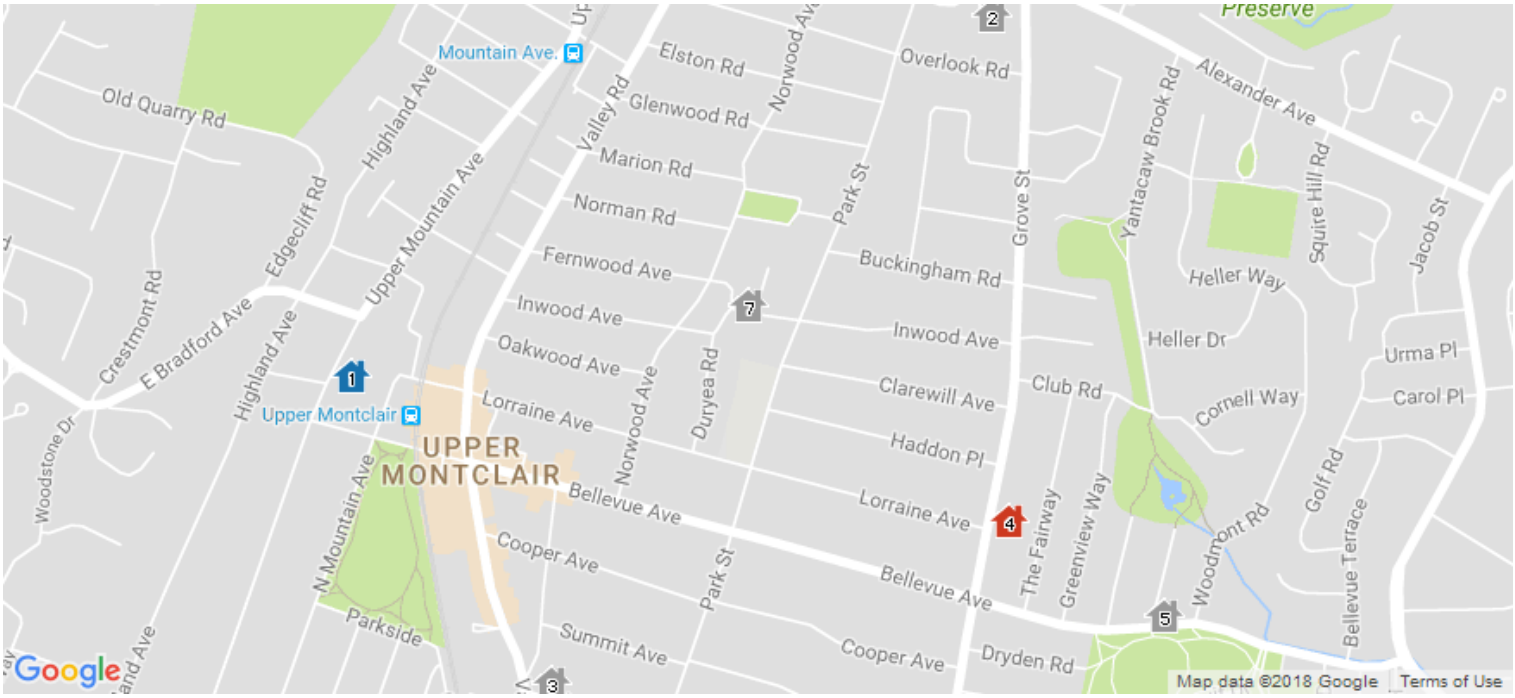

Price Changes: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
1 FOR SALE · *Active: 10/17/2017* *MLS ID: 3425448*								
347 Upper Mountain Ave	Single Family	6/4	3,700 sq ft	10/17/2017	$1,100,000	$995,000	11/8/2017	-9.55%

This magnificent Colonial simply wraps it's arms around you combining old-world glory with contemporary style! The six bedroom, three and a half bath home is in turnkey condition having been meticulously cared for in every aspect. A generous cedar deck looks onto estate-like grounds, and the two-car garage is hidden from the stately street side view of this gem. Within walking distance to parks, restaurants, shops and all that Upper Montclair has to offer and a one-block stroll to NYC trains and buses, this home is a Commuter's Dream making it the very best of both worlds!

Listing Courtesy of HALSTEAD PROPERTY NEW JERSEY, LLC

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
2 UNDER CONTRACT · *MLS Listing 3425246: 10/16/2017* *MLS ID: 3425246*								
1 Alexander Ct	Single Family	3/4	2,976 sq ft	10/16/2017	$800,800	$720,700	11/26/2017	-10%

Fantastic cul-de-sac location only 1/2 a block from NYC transit transportation! Spacious 3 bedroom Colonial offers Eat-in-kitchen w/center island, Living room w/fireplace, Formal Dining room, Master Bedroom Suite w/cathedral ceilings, 2 walk-in-closets & Master Full Bath, multi zone heating and cooling + more!

Listing Courtesy of BETTER HOMES AND GARDENS RAND

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
3 UNDER CONTRACT · *MLS Listing 3419976: 9/22/2017* *MLS ID: 3419976*								
183 Wildwood Ave	Single Family	4/3	3,624 sq ft	9/22/2017	$699,900	$632,400	12/7/2017	-9.64%

This 4 bedroom, 2.5 bath colonial style home offers very nice size rooms, fireplace, hardwood floors and a ton of opportunities to make changes in the condition, features and appeal. This home will require a certain amount of time and effort, but could very well be worth the investment. This is not a short sale and the seller can close as quickly as the buyer. The property is being sold As IS and all inspections is for informational purposes only & not to request repairs or a credit. Regular financing may not be available and you should check with your lender due to repairs needed.

Listing Courtesy of COLDWELL BANKER REALTORS

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Price Changes: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
4 FOR SALE · *Preforeclosure, Short Sale / Lender Approval Required, Active: 7/29/2017* *MLS ID: 3407510*								
515 Grove St	Single Family	5/4	3,000 sq ft	7/29/2017	$799,000	$699,900	11/10/2017	-12.4%

REDUCED! 3100 sqft of living that include new kitchen and baths, restored hardwood floors, half acre of land, wrap around deck, 4 levels of living and more!

Listing Courtesy of EXIT PLATINUM REALTY

5 UNDER CONTRACT · *MLS Listing 3425565: 10/18/2017* *MLS ID: 3425565*

3 Glenside Ter	Single Family	4/4	2,097 sq ft	10/18/2017	$629,000	$599,000	10/30/2017	-4.77%

Charming 4 bed/3.5 bath CH Colonial located in coveted Fairway section of Up Montclair on low traffic street. Nestled between Brookdale & Yantacaw Parks. Just 4 blocks to #33 Decamp NYC express bus. Bright & sunny home offers gracious living room w crown molding, large windows, fireplace & beautiful hardwood floors. Elegant dining room has chair rail detail & service access to eat in kitchen. Completing the main level is guest bedroom or office, full bath & relaxing sunroom. Second floor features expansive master bedroom w walk in closets & master bath, two add'l bedrooms & full hall bath. More living space has been created on the lower level w recreation room, powder, laundry, storage & access to 2 car garage. Directly across from Brookdale Park's playgrounds, paths, dog park, summer concerts & fireworks.

Listing Courtesy of KELLER WILLIAMS - NJ METRO GROUP

6 UNDER CONTRACT · *MLS Listing 3425250: 10/16/2017* *MLS ID: 3425250*

586 Up Mountain Ave	Single Family	3/2	1,671 sq ft	10/16/2017	$549,000	$474,900	11/30/2017	-13.5%

–

Listing Courtesy of BHHS - NEW JERSEY PROPERTIES

7 UNDER CONTRACT · *MLS Listing 3422466: 10/4/2017* *MLS ID: 3422466*

570 Up Mountain Ave A	Condo/Townhouse/Co-Op	4/4	–	10/4/2017	$739,000	$665,000	10/25/2017	-10.01%

Brooklyn comes to Montclair! Gorgeous and gut renovated from head to toe.4 beds 3.1 baths. En-suite master w/W-in closet. Super sunny family room.Walk around the corner to NYC train. Beautifully renovated Victorian retro-fitted for how we all want to live. Living Room, Dining and a fantastic family room makes this a perfect home for entertaining. Upstairs 3 great sized bedrooms including wonderful master suite with double sinks and an oversized shower. 3rd floor just right for guests, au pair with den, bedroom and yet another full bath. 2 zone central air. Updated plumbing and electrical. Location is A+. Walk to train, town pool, tennis, Mills Reservation, Iris Gardens and the best sledding in town! Upper Montclair Village a 15 minute stroll.

Listing Courtesy of KELLER WILLIAMS - NJ METRO GROUP

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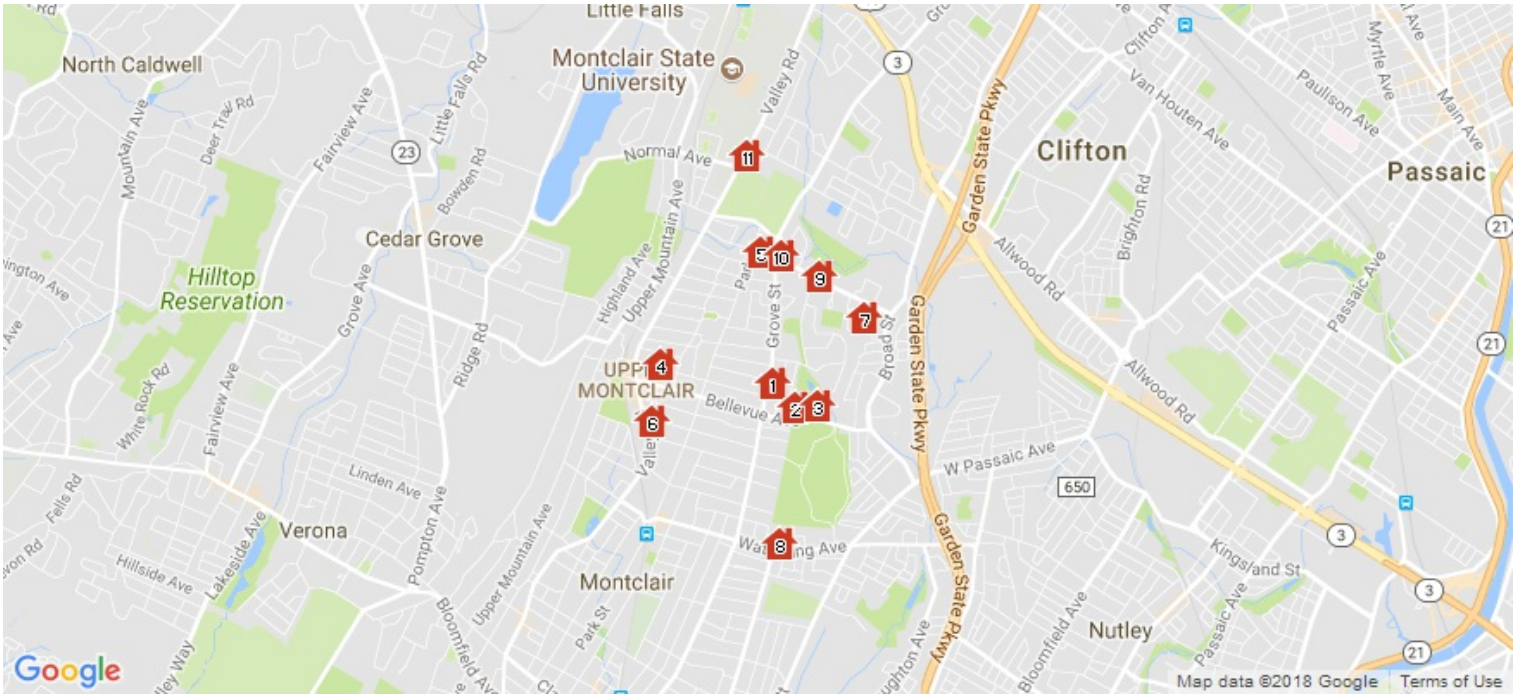

Distressed Activity: 11

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
Photo not available	OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*							
533 Grove St –	Single Family	–/–	3,674 sq ft	17,498	–	–	10/29/2017	Preforeclosure
Photo not available	OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*							
12 Bellegrove Dr –	Single Family	–/–	3,365 sq ft	8,625	–	–	10/30/2017	Preforeclosure
Photo not available	OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*							
11 Woodmont Rd –	Single Family	–/–	2,279 sq ft	11,252	–	–	11/12/2017	Preforeclosure
Photo not available	OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*							
203 Lorraine Ave –	Single Family	–/–	2,199 sq ft	9,348	–	–	11/28/2017	Preforeclosure

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OFF MARKET · *Preforeclosure, Notice of Foreclosure Sale* *MLS ID: –*

8 Park Ter

–

Single Family	–/–	2,280 sq ft	9,169	–	–	12/12/2017	Preforeclosure

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Distressed Activity: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
Photo not available	Single Family	–/–	1,762 sq ft	5,354	–	–	10/29/2017	Preforeclosure

6 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*

16 Northview Ave

–

Photo not available

7 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
21 Tuers Pl	Single Family	–/–	1,657 sq ft	8,699	–	–	11/28/2017	Preforeclosure

–

Photo not available

8 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
647 Ridgewood Ave	Single Family	–/–	1,758 sq ft	7,079	–	–	11/28/2017	Preforeclosure

–

Photo not available

9 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
73 Alexander Ave	Single Family	–/–	1,355 sq ft	11,347	–	–	10/29/2017	Preforeclosure

–

Photo not available

10 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
119 Alexander Ave	Single Family	–/–	1,854 sq ft	16,762	–	–	11/12/2017	Preforeclosure

–

11 FOR SALE · *Foreclosure, Lender Owned, Active: 12/7/2017* *MLS ID: 3434862*

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
1283 Valley Rd	Condo/Townhouse/Co-Op	1/1	665 sq ft	34,848	$149,900	12/7/2017	12/7/2017	Foreclosure

Renovated ground floor unit, across from Montclair State University. Beautifully renovated Kitchen & Bath, Low Maintenance fees and utilities. Assigned parking.

Listing Courtesy of WEICHERT REALTORS

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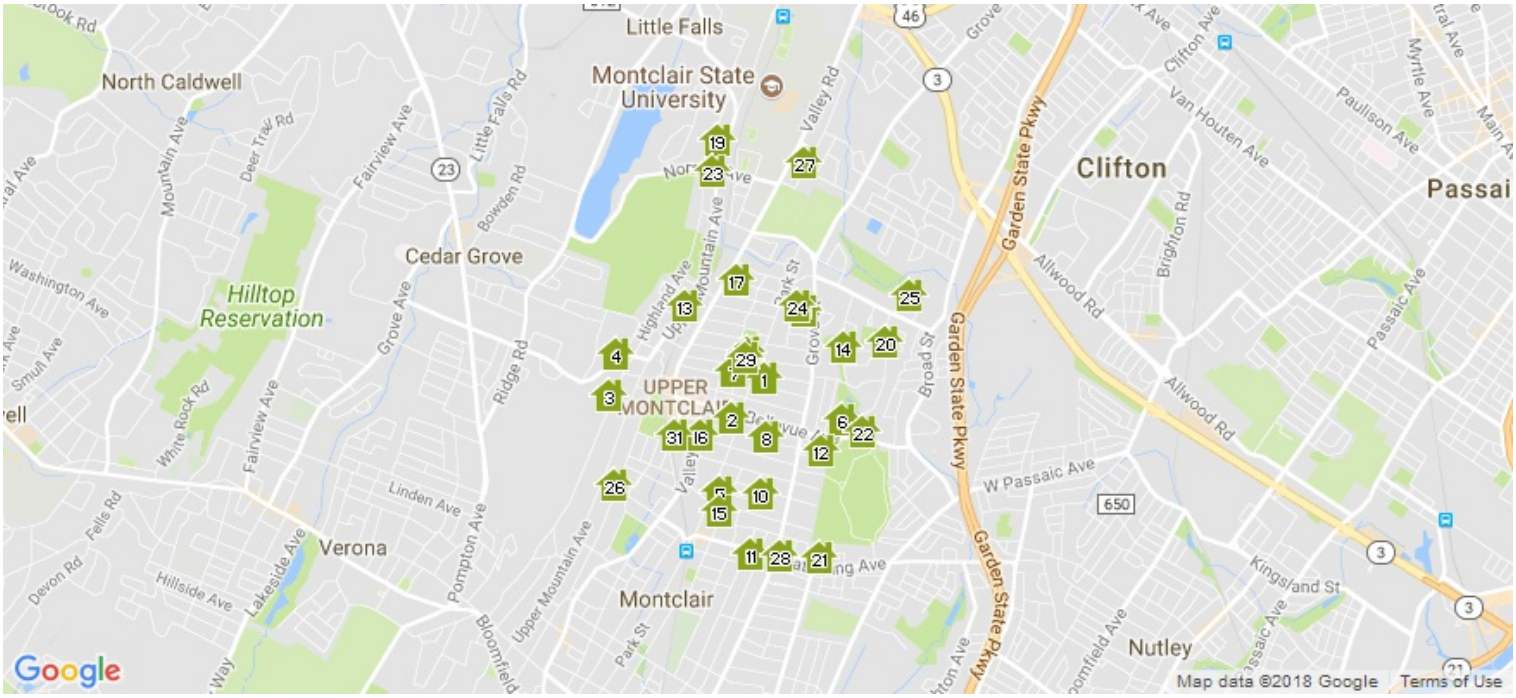

Recently Sold: 31

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
140 Clarewill Ave	Single Family	6/5	4,460 sq ft	22,651	1900	11/10/2017	$1,751,000	$393

1 RECENTLY SOLD · *Sold Date: 11/10/2017, MLS Listing 3422296: 10/3/2017* *MLS ID: 3422296*

Gracious front porch welcomes you to this distinguished Colonial, just 3 blocks to U. Mtc Vill & NYC direct train; 1 block to NYC bus. Home features spacious living room w/access to patio, formal dining rm & cook's kitchen w/ high-end stainless appliances and center island open to large, bright family room. Mudroom and powder rm round out 1st floor. 4 large bedrooms on the 2nd floor including master suite w/ renovated bath and huge custom closet; 2 add'l renovated full baths and 2nd-floor laundry room. 3rd floor offers so much space with 2 BRs, media room, office, full bath and large storage rm. Central air, hardwood floors, new windows, generator, built-ins galore. Beautifully landscaped, fenced level yard cannot be beat on one of the best streets in town! Fireplaces never used-sold "as is."

Courtesy of PROMINENT PROPERTIES SIR

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
160 Bellevue Ave	Single Family	6/7	3,931 sq ft	20,037	1890	11/9/2017	$1,625,000	$413

2 RECENTLY SOLD · *Sold Date: 11/9/2017, MLS Listing 3417877: 9/14/2017* *MLS ID: 3417877*

19th Century Queen Anne Victorian - redesigned, renovated and reborn. This unique trophy property is located in the heart of Upper Montclair with very close proximity to the NYC train and bus. Newly renovated - masterfully and meticulously, to comfort the high-end, luxury-home buyer. This beautiful piece of architecture is a turn-key, state-of-the-art, masterpiece. Few properties so effortlessly possess as much history and curb appeal; even fewer have been fully renovated so recently and appointed so elegantly. The sophisticated parlor and formal dining room will impress but one will fall in love w/ the open-layout kitchen and great-room. The Master BR has cathedral ceilings, a true master bathroom and WIC's. Must see: wine-cellar, full wet-bar, sauna and 4 car detached garage.

Courtesy of PROMINENT PROPERTIES SIR

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Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
284 Highland Ave	Single Family	4/4	2,807 sq ft	43,995	1927	11/17/2017	$1,250,000	$445

3 RECENTLY SOLD · *Sold Date: 11/17/2017, MLS Listing 3414715: 8/31/2017* *MLS ID: 3414715*

Mountain top Tudor on an acre w/spectacular seasonal views of NYC! Sunken living room w/hardwood floors, exposed beam ceilings, built-ins & WBFP leads out to an all season sun room draped in sunlight. Formal dining room opens to a chefs dream kitchen- center island, soapstone counters, custom cabinets, top of the line appliances, separate office area and laundry room; family room leads out to the Bluestone patio and terraced backyard oasis! Master suite has a gas fireplace and modern en-suite. Lower level is finished with a newer full bath and has its own separate entrance making for a fabulous au-pair suite. Heated driveway, newer heating system, newer central air, updated electric service. Convenient to Upper Montclair shops, restaurants and New York City trains, Welcome Home!

Courtesy of PROMINENT PROPERTIES SIR

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
37 Bradford Ave	Single Family	5/5	4,112 sq ft	36,590	1916	10/16/2017	$1,110,000	$270

4 RECENTLY SOLD · *Sold Date: 10/16/2017, MLS Listing 3409834: 8/7/2017* *MLS ID: 3409834*

Classic old charm meets modern custom renovation. Brick colonial on a hill w/magnificent NYC skyline views in the front, nature oasis in the rear and town a few minutes away. Perfect open floor plan. Gourmet kitchen w/carrera marble counters, S/S appliances, built-in wine refrigerator, coffered ceiling w/built-in lighting, beautiful moldings, parquet floors, built-in bookcases, 2nd floor laundry, state of the art security, sonos sound system, 4 1/2 new bathrooms. Master w/walk-in closet&sitting room. Bluestone terrace in front & patio in back. All newly professionally landscaped to provide privacy. Private drive serves 3 homes in enclave. Close to Upper Montclair Village, NYC train/bus, movies, shops restaurants & parks.

Courtesy of PROMINENT PROPERTIES SIR

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
301 Park St	Single Family	6/5	3,418 sq ft	12,196	1921	11/28/2017	$1,050,000	$307

5 RECENTLY SOLD · *Sold Date: 11/28/2017, MLS Listing 3419153: 9/19/2017* *MLS ID: 3419153*

Exquisitely proportioned & situated UM col, steps fr Watchung Pl, Uptown shops, NYC train, bus, multiple parks. Great flow, choice updates balanced w/lovely orig detail. Gracious LR,DR, foyer, 4.1 BA. Gift of two wonderful master bedrooms on 2nd fl, very separate but connected by large sunroom/office. Gleaming HW fls throughout. Upscale gray kit with chevron backsplash, upscale stainless appliances, center island. Wonderful light, bright 1st fl den with built-in bookcases and doors to 2-tier deck. Pivot into a very large sunroom w/original built-ins & lots of windows. Deep backyard w/rock garden, 2-car gar. Fin basement w/fam rm, laundry. C/A fls 2&3. Updated woodburning FP. Extremely handsome home with amazing space at an incomparable location.

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
17 Bellegrove Dr	Single Family	5/5	3,225 sq ft	8,712	1935	11/9/2017	$927,500	$288

6 RECENTLY SOLD · *Sold Date: 11/9/2017, MLS Listing 3415953: 9/6/2017* *MLS ID: 3415953*

Gracious and elegant brick Colonial perfectly situated on a lovely tree-lined dead end street w/ Yantacaw Brook Park at one end & Brookdale Park at the other! Large living spaces, great flow, fabulous renovated kitchen, central air & huge finished basement are just some of the amenities this home has to offer. A sunlit dining room opens to a deck w/ views of the greenery out back. The second level offers four generous bedrooms w/two jack-and-jill baths. A fifth bedroom, full bath, & huge attic are on the third floor. Enjoy the covered front porch or relax on the back deck overlooking your private yard. The beautiful, scenic neighborhood will make the short walk to the NYC bus a pleasure. With walking paths, dog park, playground, craft shows and fireworks just down the road, this home offers a unique lifestyle.

Courtesy of COLDWELL BANKER REALTORS

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
22 Duryea Rd	Single Family	6/3	2,363 sq ft	10,890	1915	11/6/2017	$895,000	$379

7 RECENTLY SOLD · *Sold Date: 11/6/2017, MLS Listing 3417611: 9/13/2017* *MLS ID: 3417611*

You'll marvel at this heavenly location! On ultra quiet Duryea Rd, yet just a few blocks to Upper Montclair Center, train and bus, shops, schools, restaurants and parks. Couldn't be more perfect! Charming Colonial w/endless living space. Elegant Living Rm w/fireplace, and glass pocket doors to large Sunroom. Decorative built-in window seats,bookcases & cabinet. Dining Rm large enough to welcome large crowd easily. Eat-in kitchen leads to new addition - convenient mud room and large Family Room. Spacious deck overlooks yard w/mature landscaping and single car garage. The 2nd floor has 4 bedrooms! The MBR has its own private getaway space. The 3rd fl has 2 large bedrooms, office and bath. Perfect for visiting guests, an au pair, or at-home business. It's so perfect owners couldn't leave for 20 years.

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

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Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
117 Cooper Ave	Single Family	6/5	2,560 sq ft	11,325	1922	12/12/2017	$850,000	$332

8 RECENTLY SOLD · *Sold Date: 12/12/2017, MLS Listing 3420005: 9/22/2017* *MLS ID: 3420005*

One of Montclairs desirable tree lined streets! Inviting Lemonade porch and private backyard with paver patio. This 6 bedroom, 3.1 full bath home is move -in ready! Updated kitchen with granite countertops and radiant floor heating. Large living room with wood burning fireplace and cozy den. Spacious bedrooms on second and third floor with full bath on each. Master bedroom with newer master bath with oversized shower. Full finished basement. Close to NYC trains and buses, Upper Montclair Village and Watchung Plaza's shops, restaurants, parks and schools.

Courtesy of HALSTEAD PROPERTY NEW JERSEY, LLC

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
4 Inwood Ter	Single Family	4/5	2,424 sq ft	5,227	1931	12/4/2017	$840,000	$347

9 RECENTLY SOLD · *Sold Date: 12/4/2017, MLS Listing 3415279: 9/4/2017* *MLS ID: 3415279*

This unique and impressive home is ideally located in Upper Montclair, just a stone's throw from the vibrant downtown and NYC bus and train access. A welcoming grand foyer greets you as you enter, revealing equal access to the expansive living room, private yet open formal dining room, and a one-of-a-kind modern kitchen with antique French tile floors and concrete counters. A hideaway sun room leads out to the private patio and backyard area overlooking a carefully manicured landscape. Climb the iconic stairwell to find 4 BR and 3 BA on the 2nd floor. A Master suite with beautiful en suite bath features Riverstone floors and limestone walls. 2 more vast bedrooms lead to the secluded guest suite with its own full bath. The hip and trendy basement rec room with wet bar rounds this home out. 2-car garage.

Courtesy of PROMINENT PROPERTIES SIR

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
32 Carolin Rd	Single Family	4/4	2,189 sq ft	8,712	1923	12/15/2017	$825,000	$377

10 RECENTLY SOLD · *Sold Date: 12/15/2017, MLS Listing 3424668: 10/13/2017* *MLS ID: 3424668*

On a tree-lined street, steps to NYC bus routes and blocks to trendy Watchung Plaza with MidTown Direct train lines, restaurants and shops, sits this beautiful CHC with all the right updates and upgrades. A warm and inviting first floor features a new gas fireplace with sleek hearth in the living room and a renovated kitchen with brand new appliances and floor, as well as re-finished countertops. 3 large bedrooms on the second floor and another bedroom on the third floor - ideal for guests or an au pair. The third floor has a renovated full bathroom and there is the potential to create a master bathroom on the second floor in the dressing room. The amenities continue in the finished basement and amazing backyard with patio. This home is the definition of the adage "Location, Location. Location!".

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
173 Watchung Ave	Single Family	6/4	3,547 sq ft	14,374	1912	12/8/2017	$825,000	$233

11 RECENTLY SOLD · *Sold Date: 12/8/2017, MLS Listing 3422906: 10/5/2017* *MLS ID: 3422906*

Location, Location, LOCATION! Close to EVERYTHING: Train & Bus, Schools, Parks & Shopping! Perfect for the urban/suburban buyer who cherishes access to it all and wants an elegant CH Colonial. Exquisitely landscaped, meticulously maintained! This classic Montclair 5/6 Bedroom, 3.1 Bath Colonial has tons of sophisticated, inviting living space . Updated kitchen w. granite countertops/SS app. Large entertaining space bookended by 2 warm & cozy sunrooms, each w FP. 3 BR on 2nd fl. Master w. ensuite and dressing room (can be 4th BR). Charming 3rd fl w 2 addtl bedrooms. 2 units C/A. 2-car garage. Huge,dry basement, ready to finish! Trellised deck leads to a lush yard providing peace and privacy- an oasis for relaxing & entertaining! Comfort, convenience and curb appeal mark this special home!

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
58 Dryden Rd	Single Family	3/3	1,841 sq ft	6,969	1935	11/21/2017	$780,000	$424

12 RECENTLY SOLD · *Sold Date: 11/21/2017, MLS Listing 3417890: 9/14/2017* *MLS ID: 3417890*

Totally hip and fresh with an Upper Montclair location that can't be beat! Tastefully designed Colonial on desirable street with entrance to Brookdale Park at one end and NYC Bus at corner. First floor has great flow and includes a cozy den, formal dining room, lovely living room with wood-burning fireplace, eat-in kitchen w/ stainless steel appliances, private office and renovated powder room. Second floor features 3 good-size bedrooms, as well as renovated master bath. This light and bright home also has central air, hardwood floors, and charming built-ins. Finished basement, with ample recreation space, is the icing on the cake! Private, landscaped yard with patio is perfect for relaxing and entertaining. Garage "as is."

Courtesy of PROMINENT PROPERTIES SIR

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Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
15 Warfield St	Single Family	5/4	2,398 sq ft	7,840	1927	12/8/2017	$741,000	$309

13 RECENTLY SOLD · *Sold Date: 12/8/2017, MLS Listing 3422524: 10/4/2017* *MLS ID: 3422524*

Ideally located on quiet, tree-lined street 1 block from NYC train & bus. Close to Iris Garden, Mills Reservation, town pool, tennis & UMtc shops & restaurants. Classic Montclair Colonial in wonderful neighborhood. 1st floor features beautiful hardwood floors, spacious living roomï¿½w wood burning fireplace, cozy den, powder room & formal dining room. Updated kitchen has abundance of white cabinetry, quartz countertops & separate sun drenched breakfast room. 2nd floor has 3 bedrooms including expansive master w 2 closets and 2 full baths plus cedar closet. Two add'l bedrooms & another bath are located on 3rd floor. Basement is unfinished & full of possibilities. Large wrap around deck is accessible from both the kitchen and the den. Backyard is flat & nicely landscaped.

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
84 Yantacaw Brook Rd	Single Family	4/3	2,414 sq ft	11,325	1957	11/28/2017	$730,000	$302

14 RECENTLY SOLD · *Sold Date: 11/28/2017, MLS Listing 3402816: 7/10/2017* *MLS ID: 3402816*

Elegant Mid Century Modern - located on Premier st in Upper Montclair. Home features 4 Bedrooms, 2.1 Full baths, Central Air, Bright and Spacious, open floor plan for casual modern living. Freshy painted interior. Modern Eat-in Kit with Stainless Steel appliances, Formal Living Rm with fire place , Formal Dining Rm, wonderful Den/Office located on ground level. The quaint, Sun Room overlooking the private yard is a perfect place for reading or a cup of tea. Hardwood floors throughout. Master BR with Master Bath, Huge Recreation room with new carpet lower level. Located on quiet tree lined st and adjacent to 3 parks, Tuers, Brookdale and the wonderful Yantacaw Brook Pk. What's not to love in this home, move in Ready. Close to NYC transportation.

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
364 N Fullerton Ave	Single Family	6/4	2,582 sq ft	7,405	1910	12/19/2017	$679,000	$263

15 RECENTLY SOLD · *Sold Date: 12/19/2017, MLS Listing 3426014: 10/19/2017* *MLS ID: 3426014*

AMAZING LOCATION CLOSE TO WATCHING PLAZA AND TRAIN TO NYC. Pick up your coffee on the way to catch your train. This home has amazing character and endless possibilities. This classic side hall colonial has lovely architectural details. The first floor offers a Living Rm, Dining RM, Sun Room, half bath and large updated eat in kitchen.3 plus bedrooms and or office and full bath on second floor, charming 2 bedrooms and full bath on the third floor. Unfinished basement. 1 car garage and fully fenced in yard. Great Schools, Montclair has a magnet school system. Restaurants,shopping and parks all in walking distance(Knob and Tube estimate on line)

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
185 Summit Ave	Single Family	3/3	2,385 sq ft	6,534	1900	10/20/2017	$657,000	$275

16 RECENTLY SOLD · *Sold Date: 10/20/2017, MLS Listing 3414426: 8/29/2017* *MLS ID: 3414426*

Unique architect-designed 3 story Victorian in wonderful UM location. Quiet side street, close to UM shops, bus & train. LR w/gas fpl,updated Kit overlooks deck & level yard. FR & MBR & Ba on 2nd, 2BR & Library on 3d. Large windows create bright space throughout. CA 1st & 2nd fl. Chimney "as is". Pocket doors operate but please do not open & close.

Courtesy of PROMINENT PROPERTIES SIR

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
27 Wellesley Rd	Single Family	3/3	2,154 sq ft	5,662	1922	11/29/2017	$654,000	$304

17 RECENTLY SOLD · *Sold Date: 11/29/2017, MLS Listing 3418955: 9/18/2017* *MLS ID: 3418955*

Curb appeal and charm galore describes this romantic pristine colonial. Hardwood floors, French doors, dramatic archway, built-ins, graceful staircase, crown moldings and leaded glass are just some of the details you will find here. Brand new full bath with the finest attention to detail. Cozy den with wood burning fireplace. Gas fireplace in living room. Extra storage in upstairs hallway. Well scaled rooms. Basement is finished. Excellent location on desirable Up Mtc street, steps away from NYC transportation. Ready for you to move right in. Kitchen island is for sale.

Courtesy of PROMINENT PROPERTIES SIR

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Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
18 **19 Fairview Pl**	Single Family	5/3	1,998 sq ft	13,503	1964	11/28/2017	$637,500	$319

RECENTLY SOLD · *Sold Date: 11/28/2017, MLS Listing 3413326: 8/23/2017* *MLS ID: 3413326*

Spacious split level home in desirable Upper Montclair, New Jersey. Tucked away on quiet side-street and minutes from NYC commuter bus, schools, parks and Applegate Farms! Features 4+ BR(1 large room without closet, used as BR) & 2.5 bathrooms including master bath. Large foyer with powder room on first floor. Eat-In Kitchen features granite counters, SS appliances & ceramic floors, family room adjoins kitchen, formal dining room & generous living room w/bay window. Easy entertaining & gathering on large patio & yard w/access through kitchen.Plus central air & semi-finished basement w/laundry & storage space; can be used as office. Hardwood floors, 2-car garage & driveway for 2 cars.

Courtesy of VILLAGE SQUARE REALTORS

19 **589 Highland Ave**	Single Family	4/3	1,437 sq ft	8,712	1947	12/19/2017	$615,000	$428

RECENTLY SOLD · *Sold Date: 12/19/2017, MLS Listing 3423838: 10/10/2017* *MLS ID: 3423838*

Turn-key, picture-perfect sanctuary nestled in one of Upper Montclair's most sought after streets. Midtown direct train & NJ transit bus are steps away. Many outstanding details such as a spacious living room with fireplace from which you can enjoy the beautiful & tranquil view of the outdoors. Formal Dining Room with mood lighting option. Light-filled kitchen opens to a private elevated deck with grill (gas hookup), overlooking a spacious, landscaped yard; perfect for entertaining or experiencing peaceful, private moments with the sounds & sights of nature. Beautifully finished basement with high ceiling, home gym, large bathroom & an extra bedroom with custom built closet. Mud Room. 5-zone lawn sprinkler system. Near Mountainside Park, town pool, playground and Mills Reservation.

Courtesy of COLDWELL BANKER REALTORS

20 **116 Squire Hill Rd**	Single Family	3/3	1,900 sq ft	6,969	1951	11/27/2017	$604,000	$318

RECENTLY SOLD · *Sold Date: 11/27/2017, MLS Listing 3420841: 9/26/2017* *MLS ID: 3420841*

Updated mid-century split on quiet street with level yard leading to Tuers Park. LR/DR combo, Fam Rm addition w/fpl. Large Mbr,& 2BR, 1.5 ba on 2nd level. Full Ba/Laundry, office & den on ground level. Sliders to deck & landscaped yard. Bright, open space.

Courtesy of PROMINENT PROPERTIES SIR

21 **649 Ridgewood Ave**	Single Family	4/2	1,905 sq ft	6,969	1926	10/11/2017	$600,000	$315

RECENTLY SOLD · *Sold Date: 10/11/2017, MLS Listing 3393566: 6/4/2017* *MLS ID: 3393566*

Charming cottage-inspired tudor, lovingly maintained w/ Montclair address & top Brookdale school. Breezy enclosed porch looks out on lush landscaping, new driveway & wide cul-de-sac street to fabulous Brookdale Park. 1st flr boasts sunny living rm w/ custom fireplace mantel, formal dining rm, country kit w/ Ceasar stone counter/newer appliances & much coveted 1st floor fam rm w/ breakfast nook. 2nd flr features 3 large bedrooms & newer full bath. Top flr loft ideal for office or 4th bedroom. New roof/hot water heater, central air, custom molding, hdwd floors, gazebo on stone patio w/ flowering gardens in yard, fin bsmt w/ bath & floating flr w/ battery back-up sump, ext drainage, central vac, 2 car det garage, storage galore & recently painted ext - min frm Watchung train station & NYC bus. Vintage Perfection!

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

22 **6 Woodmont Rd**	Single Family	3/4	1,792 sq ft	6,534	1929	10/25/2017	$600,000	$335

RECENTLY SOLD · *Sold Date: 10/25/2017, MLS Listing 3408151: 8/1/2017* *MLS ID: 3408151*

Nestled between two beautiful parks (Yanticaw & Brookdale), this lovey home represents the true essence of Montclair living. As you approach this stunning Tudor you will notice the fantastic architecture and design. Interior features include hardwood floors throughout, open and bright rooms, a large finished walk-out basement (complete with fireplace, rec room, wet-bar, half bathroom, and access to backyard), two fireplaces, a gorgeous slate roof, spacious backyard, and a two car garage), This home is literally steps from both Yanticaw Park and Brookdale Park as well as NJ Transit bus.

Courtesy of C-21 VAN DER WENDE ASSOC.

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Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
72 Normal Ave	Single Family	3/3	1,590 sq ft	10,018	1957	12/22/2017	$595,000	$374

23 RECENTLY SOLD · *Sold Date: 12/22/2017, MLS Listing 3419560: 9/21/2017* *MLS ID: 3419560*

COMMUTER'S DELIGHT! 3/4 BR Mid Cent. home, open flr. plan, updates! Great LOCATION, less than 1 mi.to Upper Montclair Village, shops, restaurants. Less than 2 Blks to NYC Midtown Direct Train & Bus. This home has been lovingly maintained and updated. Newer roof, windows, gutters. Newer heating, central air. Freshly painted interior and exterior. Refinished h/w floors, Newer appliances. Spacious rooms throughout, Open floor plan. Master BR w/bath, 3 great sized BR's with plenty of closets. Office/4th BR on walkout ground level. Lower ground level Family Room opens to patio and yard. .23 ac Level lot. Attached 2 car garage a&extra wide paved driveway. Easy access to major highways, Newark Airport, 2 blocks to NJ Transit NYC Train & Bus. Blocks to Iris Garden,Community Pool, Tennis, MSU campus & Charming Town.

Courtesy of COLDWELL BANKER REALTORS

25 Fairview Pl	Single Family	3/3	1,742 sq ft	9,583	1964	11/17/2017	$585,000	$336

24 RECENTLY SOLD · *Sold Date: 11/17/2017, MLS Listing 3413478: 8/24/2017* *MLS ID: 3413478*

Light filled, spacious updated home with open floor plan. Renovated kitchen & baths. New Windows, roof w/transferable 20 yr warranty. Quiet UM side street just steps from NYC bus & Applegate's.

Courtesy of PROMINENT PROPERTIES SIR

19 Van Breeman Ct	Single Family	4/4	3,016 sq ft	10,454	1960	11/10/2017	$580,000	$192

25 RECENTLY SOLD · *Sold Date: 11/10/2017, MLS Listing 3408173: 8/1/2017* *MLS ID: 3408173*

Renovated spacious custom home on quiet cul-de-sac in Upper Montclair with easy access to transportation (train/bus) to NYC. Very large, private, beautiful Master Bedroom Suite with His/hers walk-in closets and a magnificent marble bathroom featuring an oversize jacuzzi tub. Brand new hardwood floors. Features 4 bedrooms, including nanny quarters, 3.5 baths. Very large living room/family room, eat-in-kitchen, dining room, and den. Flexible floor plan. Large finished basement with high ceilings. Tons of storage and closet space. Central Air. Much larger than it looks from the outside! Come take a look at this hidden gem.

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

250 N Mountain Ave	Single Family	7/2	2,589 sq ft	7,405	1902	10/13/2017	$575,000	$222

26 RECENTLY SOLD · *Sold Date: 10/13/2017, MLS Listing 3408824: 8/3/2017* *MLS ID: 3408824*

Location, location, location! Fixer-upper! Convenient to Watchung Plz & U Mtc train stations & bus stops as well as popular shops & restaurants. Nestled between renowned Anderson & Edgemont Parks! Bring your vision and your architect to this must see side hall colonial in an ideal Upper Montclair neighborhood! This charming 7 bedroom/ two bath home features many original details like original hardwood floors and molding, leaded glass window, detailed staircase, butler's pantry, mudroom, 2-car garage and large inviting circular front porch. Ready to make your own. New gas furnace a plus! Oil tank recently removed. House being sold as is, buyer will do inspections prior to submitting offers, offers will be collected and reviewed on 8/23.

Courtesy of KELLER WILLIAMS - NJ METRO GROUP

196 Mccosh Rd	Single Family	–/–	1,615 sq ft	5,100	1951	10/11/2017	$474,000	$293

Photo not available

27 RECENTLY SOLD · *Sold Date: 10/11/2017, Public Record* *MLS ID: –*

–

202 Watchung Ave	Single Family	6/3	2,235 sq ft	8,276	1922	11/21/2017	$464,315	$208

28 RECENTLY SOLD · *Sold Date: 11/21/2017, MLS Listing 3384792: 5/3/2017* *MLS ID: 3384792*

Calling all investors! NOT A SHORT SALE - Endless possibilities with this 9 room Upper Montclair Colonial! Sold strictly as is; needs work. Buyer responsible for all permits & inspections. Bring your vision and your architect to this must see colonial in an ideal Upper Montclair neighborhood! NYC transportation at corner; approx 0.5 miles to Watchung train station and 1.5 miles to Brookdale Park! Home features an enclosed front porch and an open balcony over the two car garage, accessed from the second floor. Newer roof (2003) and recent updates to electric; HW heater and furnace. WBF in LR; 2nd level features four bedrooms and a full bath. The finished attic features two bedrooms and a full bath. Filled UST with Montclair certification available for review. Above ground oil tank in use.

Courtesy of COLDWELL BANKER REALTORS

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Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
29 RECENTLY SOLD · *Sold Date: 10/23/2017, MLS Listing 3397517: 6/19/2017* *MLS ID: 3397517*								
550 Up Mountain Ave	Single Family	3/2	–	8,712	–	10/23/2017	$410,000	–

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Courtesy of NJ PROPERTY MANAGEMENT SERVICES

30 RECENTLY SOLD · *Sold Date: 10/27/2017, MLS Listing 3414361: 8/29/2017* *MLS ID: 3414361*

530 Valley Rd, Apt 1T	Condo/Townhouse/Co-Op	2/2	–	155,073	1964	10/27/2017	$349,000	–

Extra-large upgraded END-UNIT.Lovely view looking at tree tops of Anderson Park and Pool. New custom "lower half" 4.5" Hunter Douglas wooden plantation shutters for privacy.New wood floors throughout. Bright, sunny unit. Kitchen w/ granite counters and SS appliances. Large walk-in storage room INSIDE unit. Great closets plus floor-to-celing built-in shoe shelves in MBR. In-ground, 11 ft deep Swimming Pool. Small dogs allowed. Private dog walk. ALL utilities included in maintenance. Brand new parking lot (2017). New rooftop AC system (2016).Excellent Superintendent lives on-premises plus 24 hr doorman.Located in heart of Up Mtclr Village w/ NYC Train, bus, shops, grocery store, restaurants, Anderson Park at your fingertips. Shaded picnic tables and parklike atmosphere in rear. Owner holds NJ real estate lic.

Courtesy of VILLAGE SQUARE REALTORS

31 RECENTLY SOLD · *Sold Date: 12/14/2017, MLS Listing 3425180: 10/16/2017* *MLS ID: 3425180*

530 Valley Rd, Apt 3E	Condo/Townhouse/Co-Op	1/1	–	155,073	1964	12/14/2017	$255,000	–

This handsome, well maintained end unit has lovely wood flooring, crown molding, plantation shutters, and an abundance of storage and sunlight! Sliders from the sitting area lead to covered balcony. Laundry room is steps from your door. Upper Montclair provides easy access to NYC train & buses, eclectic dining, unique shops, food shopping, movie theater & parks. Bellaire House provides the rest: 24/7 Doorman to receive packages, available parking for owners/guests, outdoor pool, BBQ area w/tables, dog walk. Heat, hot water, gas/electric are all included in the HOA fee. A/C & heat temps are controlled in each unit. Dog up to 30 lbs. Superbly maintained building w/on-site building manager. Storage available in basement. Freshly paved parking lot spaces at $40 a month. Garage parking is currently wait-listed.

Courtesy of BHHS - NEW JERSEY PROPERTIES

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