

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	4400 Benito St	1938	\$ 237.00	3	2	10/2/2018	\$ 461,000.00	7416	0.17	1009-233-33-0000
Montclair	10557 Morgan Cir	1797	\$ 267.00	4	2	10/3/2018	\$ 480,000.00	4312	0.1	1012-442-37-0000
Montclair	10625 Oak Glen Ave	888	\$ 322.00	2	1	10/3/2018	\$ 286,000.00	13000	0.3	1012-021-35-0000
Montclair	4887 Princeton St	2121	\$ 238.00	3	2	10/3/2018	\$ 506,000.00	4682	0.11	1009-153-01-0000
Montclair	4825 Yale St	2121	\$ 242.00	3	2	10/5/2018	\$ 515,000.00	5028	0.12	1009-153-33-0000
Montclair	11253 Carriage Ave	1664	\$ 279.00	3	2	10/9/2018	\$ 465,000.00	11040	0.25	1012-351-33-0000
Montclair	5409 Berkeley St	1145	\$ 356.00	4	1	10/10/2018	\$ 408,000.00	8262	0.19	1010-063-25-0000
Montclair	5093 Saddleback St	3099	\$ 201.00	5	4	10/10/2018	\$ 625,000.00	8273	0.19	1011-631-76-0000
Montclair	9812 Coalinga Ave	939	\$ 446.00	3	1	10/11/2018	\$ 419,000.00	7420	0.17	1010-022-11-0000
Montclair	5495 Bonnie Brae St	1637	\$ 268.00	4	2	10/16/2018	\$ 440,000.00	7300	0.17	1008-383-11-0000
Montclair	4770 San Bernardino St	1348	\$ 311.00	4	1	10/17/2018	\$ 420,000.00	7254	0.17	1009-164-04-0000
Montclair	4161 Orchard St	1314	\$ 304.00	4	2	10/18/2018	\$ 400,000.00	7700	0.18	1009-361-02-0000
Montclair	4830 Fauna St	1843	\$ 265.00	4	2	10/19/2018	\$ 490,000.00	7171	0.16	1009-441-14-0000
Montclair	9030 Ramona Ave	1197	\$ 374.00	3	2	10/19/2018	\$ 448,000.00	8262	0.19	1009-044-17-0000
Montclair	11278 Poulsen Ave	2460	\$ 178.00	5	3	10/22/2018	\$ 440,000.00	5689	0.13	1011-621-18-0000
Montclair	5561 Cambridge St	2250	\$ 249.00	3	2	10/24/2018	\$ 561,000.00	7622	0.17	1008-591-02-0000
Montclair	5594 Granada St	1491	\$ 301.00	3	2	10/26/2018	\$ 450,000.00	7526	0.17	1010-263-12-0000
Montclair	5516 Harvard St	1280	\$ 360.00	3	2	10/30/2018	\$ 462,000.00	8001	0.18	1008-581-06-0000
Montclair	5250 Orchard St	1447	\$ 307.00	3	1	10/31/2018	\$ 445,000.00	8125	0.19	1010-295-10-0000
Montclair	9971 Poulsen Ave	1371	\$ 288.00	3	2	10/31/2018	\$ 395,000.00	7380	0.17	1010-302-03-0000



Montclair

Sales Comparables - October 2018

Total Sales:	20
Average Sales Price:	\$455,800.00
Average Square Feet:	1668