

# Montclair 07042

ZIP code · NJ · New Jersey > Essex County

**SELLER'S MARKET**

**\$1.5M**

MEDIAN SALE PRICE

**+26.2%**

1-YR CHANGE

**241**

SALES (12 MO)

**\$1M**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 71 / 100**

Buyer's market

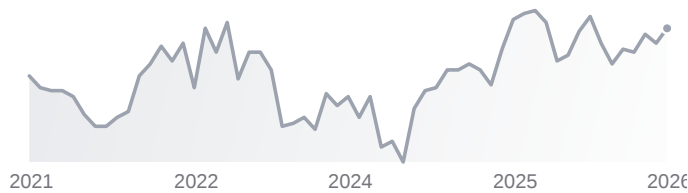
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

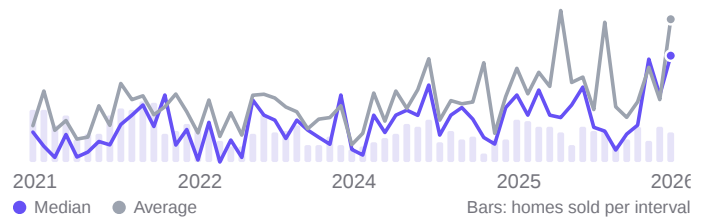
Market temperature (0–100)

**71 / 100**



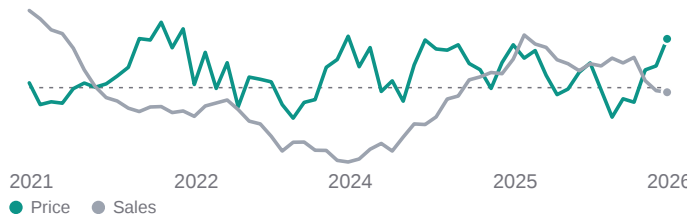
Sale prices

**Median \$1.6M · Average \$2M**



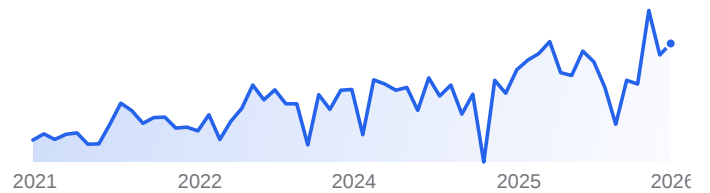
Growth (year over year)

**Price +26.2% · Sales -2.4%**



Price per square foot

**\$539/ft²**



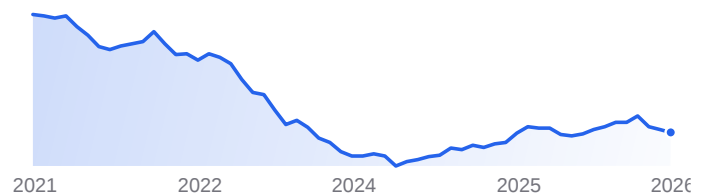
Sale premium vs estimated value

**-0.1%**



Annual turnover (share of homes sold)

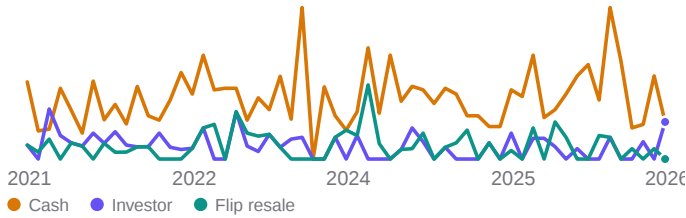
**3.9%**



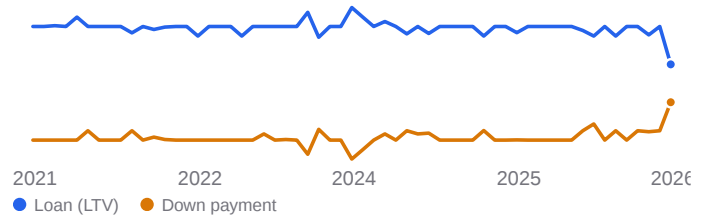
## BUYERS & OUTCOMES

### Buyer mix

Cash 14% · Investor 14% · Flip resale 0%

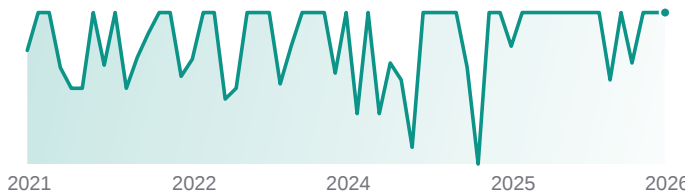


### Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



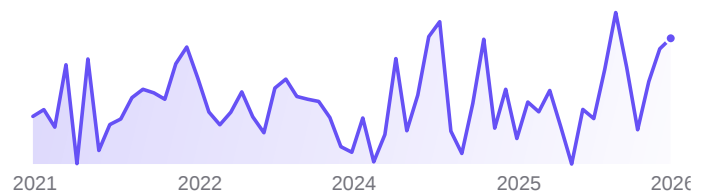
### Sellers who sold at a gain

100%



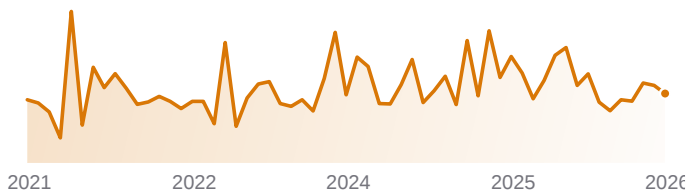
### Typical hold before selling

9.9 yrs



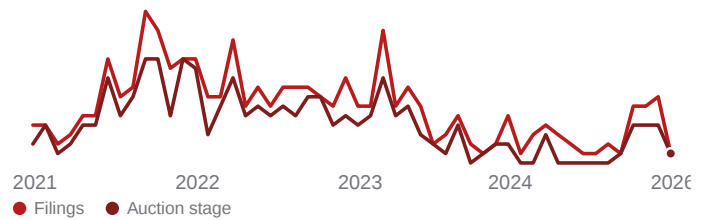
### Median annualized return at resale

+7.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,114     |
| Median value (AVM) | \$1M      |
| Median size        | 2,323 ft² |
| Median year built  | 1922      |
| Single family      | 97%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 58%      |
| Underwater (LTV 125% or more) | 1.4%     |
| Owner occupied                | 71%      |
| Company owned                 | 14%      |
| Median loan-to-value          | 45%      |
| Typical ownership tenure      | 13.4 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 27,494      |
| Density                          | 7,244 / mi² |
| Median household income          | \$132K      |
| Average household income         | \$184K      |
| Crime index (US avg 100)         | 83          |
| Air pollution index (US avg 100) | 106         |
| Earthquake index (US avg 100)    | 112         |
| Homes occupied                   | 95%         |
| Bachelor's or higher             | 36%         |
| Poverty rate                     | 6.3%        |
| Unemployment                     | 1.8%        |
| Average temp                     | 52°F        |
| Annual precip                    | 51 in       |
| Sunshine                         | 56%         |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.