

Montclair 07043

ZIP code · NJ · New Jersey · Essex County

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

133

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



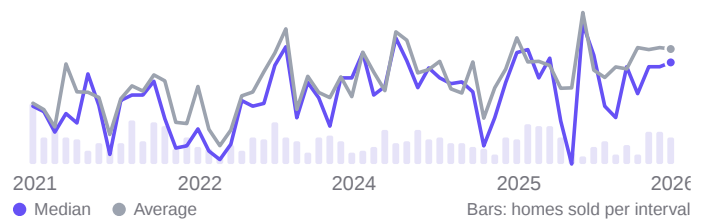
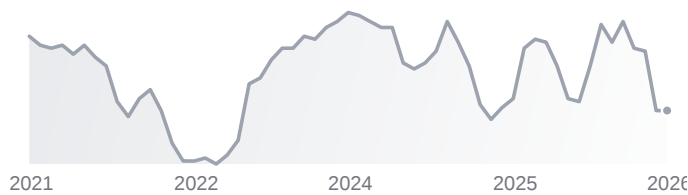
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$1.5M · Average \$1.6M

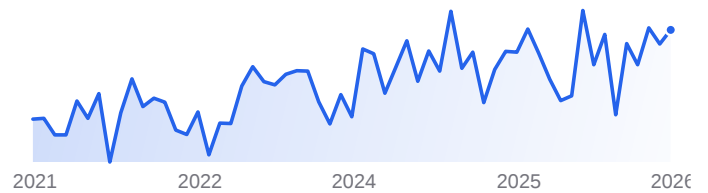
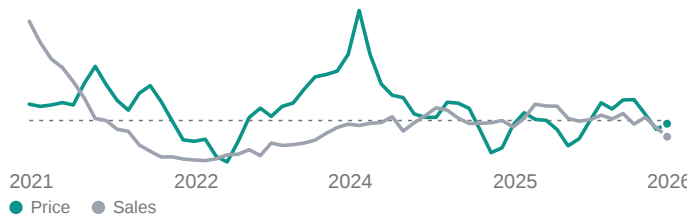


Growth (year over year)

Price -3.0% · Sales -15.3%

Price per square foot

\$642/ft²

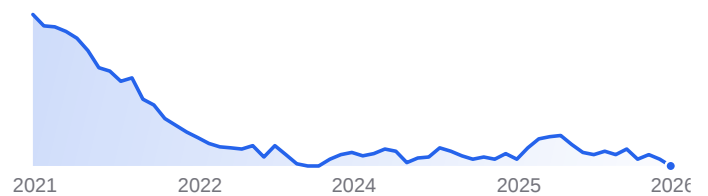
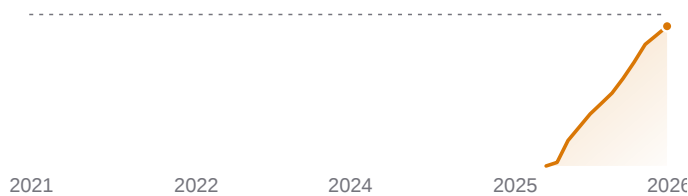


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

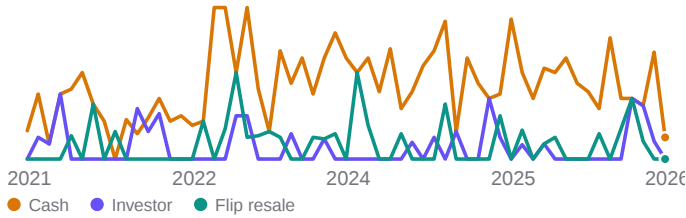
3.5%



BUYERS & OUTCOMES

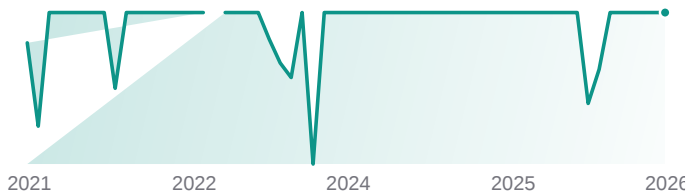
Buyer mix

Cash 7.1% · Investor 0% · Flip resale 0%



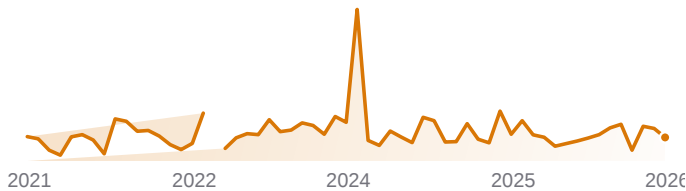
Sellers who sold at a gain

100%

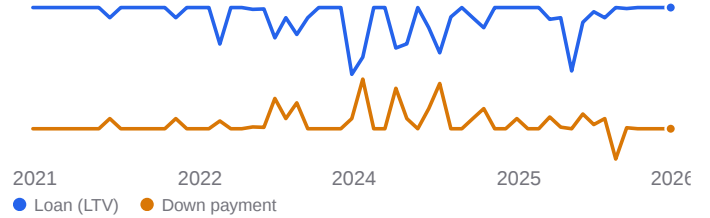


Median annualized return at resale

+6.0%

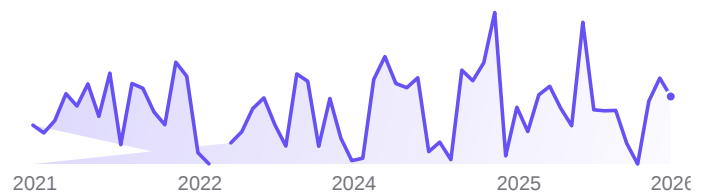


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



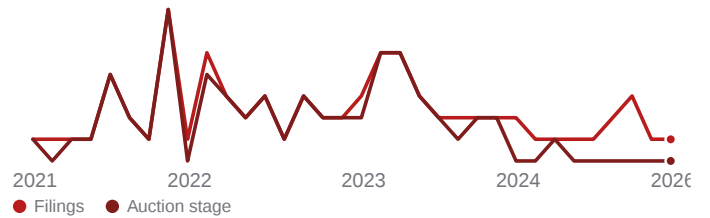
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,790
Median value (AVM)	\$1.4M
Median size	2,371 ft²
Median year built	1926
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.8%
Owner occupied	88%
Company owned	6.4%
Median loan-to-value	36%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	14,473
Density	5,531 / mi ²
Median household income	\$199K
Average household income	\$277K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	114
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	2.2%
Unemployment	1.9%
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.