



Montclair

Sales Comparables - February 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	9848 Geneva Ave	Gustavo	Millan	939	\$ 378.00	3	1	2/1/2017	\$ 355,000.00	7420	0.17	1010-024-14
Montclair	10264 Camulos Ave	Michelle	Stark	1143	\$ 345.00	4	1	2/7/2017	\$ 395,000.00	7182	0.16	1009-411-19
Montclair	11133 Ada Ave	Alain	Mouton	2628	\$ 195.00	5	3	2/8/2017	\$ 515,000.00	6697	0.15	1011-491-13
Montclair	10521 Belgian Pl	Yuxiang	Zhao	1521	\$ 262.00	3	2	2/9/2017	\$ 400,000.00	5421	0.12	1012-441-12
Montclair	4747 Flora St	Juan	Ramos	1286	\$ 307.00	4	1	2/13/2017	\$ 395,000.00	8991	0.21	1009-431-38
Montclair	9845 Greenwood Ave	Ignacio	Lozano	1380	\$ 286.00	4	2	2/21/2017	\$ 395,000.00	7272	0.17	1009-273-05
Montclair	5381 Rosewood St	Francisco	Martinez	1553	\$ 255.00	4	1	2/24/2017	\$ 397,000.00	7320	0.17	1010-053-14
Montclair	5023 Saddleback St	Kenna	Nhin	3069	\$ 188.00	5	4	2/27/2017	\$ 580,000.00	7589	0.17	1011-631-82
Montclair	4230 Flora St	Frances	Hernandez	1350	\$ 282.00	3	2	2/28/2017	\$ 382,000.00	7260	0.17	1009-381-07
Montclair	4574 Olive St	Luigi	Delgado	1228	\$ 325.00	3	2	2/28/2017	\$ 400,000.00	7236	0.17	1009-044-12

Total Sales:	10
Average Sales Price:	\$421,400.00
Average Square Feet:	1610