



Montclair

Sales Comparables - April 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Montclair	10164 Marion Ave	Herlinda	Contreras	1350	\$ 282.00	3	2	4/3/2017	\$ 382,000.00	7840	0.18	1010-361-15
Montclair	5421 Rudisill St	Tina	Lee	1185	\$ 260.00	2	1	4/4/2017	\$ 309,000.00	7272	0.17	1010-283-25
Montclair	10148 Benson Ave	Ryan	Pitts	1100	\$ 308.00	2	1	4/7/2017	\$ 339,000.00	6720	0.15	1010-402-28
Montclair	9745 Mills Ave	Jesse	Segura	1230	\$ 303.00	3	1	4/10/2017	\$ 373,500.00	7200	0.17	1009-211-09
Montclair	10594 Oak Glen Ave	Rene	Miranda	770	\$ 428.00	1	1	4/12/2017	\$ 330,000.00	6678	0.15	1012-021-23
Montclair	4460 Harvard St	Julio	Perdomo	1127	\$ 337.00	4	2	4/14/2017	\$ 380,000.00	7276	0.17	1009-203-17
Montclair	4676 Mane St	Vicente	Castro Jr	1638	\$ 257.00	3	2	4/17/2017	\$ 422,000.00	10974	0.25	1012-301-33
Montclair	4619 Evert St	Erika	Ibarra	1154	\$ 337.00	4	1	4/19/2017	\$ 390,000.00	7705	0.18	1009-432-01
Montclair	4214 Fauna St	Heriberto	Morales	1419	\$ 278.00	3	3	4/25/2017	\$ 395,000.00	7344	0.17	1009-361-08
Montclair	4982 Granada St	Walter	Leon	1472	\$ 271.00	3	2	4/25/2017	\$ 400,000.00	9384	0.22	1010-311-27
Montclair	10159 Felipe Ave	Valerie	Martin	1145	\$ 319.00	4	1	4/27/2017	\$ 366,000.00	7670	0.18	1009-421-36
Montclair	5580 San Jose St	Mary	Stoops	1440	\$ 109.00	3	2	4/27/2017	\$ 157,000.00	7208	0.17	1008-303-08
Montclair	4439 Howard St	Amanda	Dadashi	2162	\$ 222.00	4	2	4/28/2017	\$ 480,000.00	10742	0.25	1012-371-58
Montclair	4834 Rawhide St	Xiao	Wang	2266	\$ 209.00	3	2	4/28/2017	\$ 475,000.00	4505	0.1	1012-311-41

Total Sales:	14
Average Sales Price:	\$371,321.43
Average Square Feet:	1390