Montclair, *by the record.*

That second figure — the gap between the first asking price and the closing price — is the thing most worth understanding before you set a budget here. The sections below give what the closed-sale record supports, the official figures for taxes and transit, and the questions that can only be answered for a specific address.

12 months of closings, October 2025 through September 2026 | Closed single-family sales, Montclair Township |

MLS data pulled **October 25, 2026**

$1.52M	247	14 days	87%	29
MEDIAN SALE PRICE 12 MONTHS TO SEP 30, 2026	HOMES SOLD 12 MONTHS TO SEP 30, 2026	MEDIAN DAYS TO RECORDED PENDING	SOLD ABOVE THE FIRST ASKING PRICE	FOR SALE OCTOBER 25 29 UNDER CONTRACT, 2 IN ATTORNEY REVIEW
Middle half: $1.15M – $2M		**List date to the MLS pending date**	**Median sale at 123.8% of first ask**	**1.4 months of supply**

Nº I In two minutes

The whole town in one screen: what it costs, how fast it moves, and the three things that decide a move here.

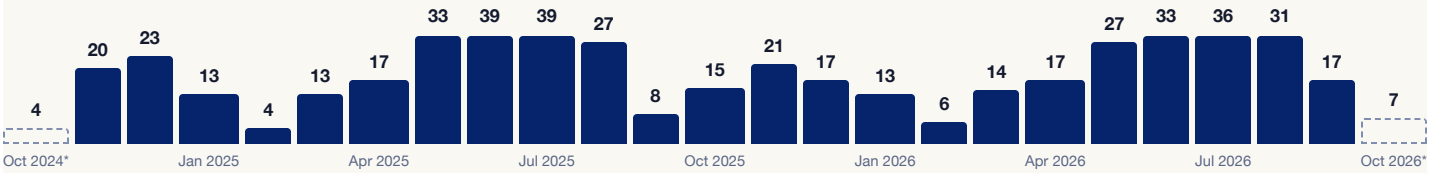
Montclair is a six-station commuter township of roughly 9,600 residential parcels. Across the twelve months of closings from October 2025 through September 2026, the median single-family sale price was $1,524,000. Separately, the median ratio of sale price to first asking price was 123.8%. These are two different medians taken across the same set of sales, not two facts about one house.

Three things to go in *knowing.*

- **Where the market actually is.** What the closed-sale record supports about direction, and what it does not.
- **Taxes and the cost of owning.** Montclair's assessments sit far below market value, which makes the headline tax rate misleading in both directions. Here is the mechanism, with the state's own certified figures.
- **Schools, and how placement actually works.** Montclair does not work like most New Jersey districts. It runs a magnet system built on family choice, which means a house does not come with a school attached.

Nº II Where the market is

The closed-sale record, with the interpretation next to the evidence rather than under it.



Closings by the month they closed; contracts typically sign one to two months earlier. *2 month(s) the recorded search covers only in part — drawn as outlines, because the count is an artefact of the search window, not the market.

What the closed-sale record supports about direction, and what it does not.

The headline period is 12 months of closings, October 2025 through September 2026: 247 closed single-family sales, median $1,524,000, with the middle half of sales falling between $1,150,000 and $1,999,999. Every month in that window is whole, which is why it is the headline rather than the pipeline's mid-month window.

The median ratio of sale price to first asking price was 123.8%, and 87% of sales finished strictly above it. Time was short at both ends: a median of 14 days from listing to the MLS pending date, then 40 more to the closing table.

Two very different groups sit inside that one number

The export records a listing's first asking price and its last one. Comparing those two endpoints splits the period cleanly. For 234 sales the final asking price ended at or above the original, and those closed at a median 125.5% of the first ask in 14 days. For 13 sales the final asking price ended below the original, and those closed at a median 96.3% of the first ask after 44 days.

This is an endpoint comparison and nothing more. The export does not record how many times a price changed, when, or why, so neither group can be described as having held its price, and nothing here shows what any seller intended. What it does show is that the town-wide over-ask figure is dominated by the first group, and that a listing whose price came down behaved very differently on both price and time.

For a seller, the practical reading is that the over-ask statistic is an outcome observed across a mixed set of houses, not a result that follows from pricing low. What your house does depends on the house, the preparation and the comparable sales on your own blocks.

MEASURE	NOV 2025 – SEP 2026	NOV 2024 – SEP 2025
CLOSINGS	232	236
MEDIAN SALE	$1,500,500	$1,462,500
SALE ÷ FIRST ASK	124.3%	121.7%
ABOVE FIRST ASK	88%	86%
DAYS TO CONTRACT	14	14

An equal-period comparison

Eleven months each, the same calendar months a year apart, both entirely inside the recorded GSMLS search. This is the longest whole-calendar-month comparison the recorded search covers on both sides; other fully covered windows exist, and a rolling window that does not start on the first of a month would also work. This one was chosen so each side is a run of whole months.

On an equal-length, fully covered basis the median moved +2.6% and the number of sales changed by -4. That is a modest move, and it is eleven months against eleven months rather than a calendar year.

A change in the median is not the same as a change in what a given house is worth. The median moves when the mix of houses that happened to sell changes — more large houses in one window, more entry-level ones in the next — as well as when values move. Treat it as a description of what sold, not as an appreciation rate for your own home.

Why the headline comparison is eleven months, not twelve

The export's recorded GSMLS search begins 2024-10-25. The matching prior 12 months (2024-10-01 to 2025-09-30) starts before that, so its closings are not completely covered and no 12-month year-over-year change can be stated from this file. A percentage computed across that boundary would look like a year-over-year fact while resting partly on a period the export never covered. The comparison above is instead the longest run of whole calendar months the recorded search covers on both sides; other fully covered windows exist, and a rolling window that does not start on the first of a month would also work.

Those supply counts are a single dated snapshot, not a feed. They describe October 25, 2026 and nothing since. The months-of-supply figure is carried as published: it divides that day's 29 available listings by a pace of 245 closings over October 25, 2025 to October 24, 2026 — a few days different at each end from this guide's headline period of 247 closings over October 2025 to September 2026. The two are close but they are not the same window, and the ratio has not been recomputed against a period its source did not use.

How current this is

The newest closing in this dataset is from the second half of October 2026 and the export was pulled on October 25, 2026. Closings reported to the MLS after that date are not in it, so the most recent weeks are the least settled figures here. Nothing in this section is a forecast, and nothing in it describes conditions after the pull date.

Nº III What your budget buys

Each band's own closings. A band's figures come from that band, never from the town-wide number.

PRICE BAND	CLOSINGS	MEDIAN	DAYS TO CONTRACT	SALE VS first ask	ABOVE first ask
Under $1.0M	49	$845K	20	112.1%	82%
$1.0M – $1.5M	67	$1.30M	14	129.9%	93%
$1.5M – $2.0M	73	$1.72M	12	133.4%	93%
$2.0M and up	58	$2.40M	14	116.7%	79%

Each band is measured on its own closings. † a median is published only when its own denominator is at least 10; those bands are indicative only. “First ask” is the original list price, not the price after any reduction.

Closed sales, grouped by what the buyer actually paid. Bands are cut on sale price, not asking price, so each row answers "what did this budget get" rather than "what was advertised".

PRICE PAID	SALES	SHARE	MEDIAN SALE	MEDIAN BEDS	MEDIAN BUILT	SALE ÷ FIRST ASK	ABOVE FIRST ASK	DAYS TO CONTRACT
UNDER $1.0M	49	19.8%	$845,000	3	1922	112.1%	82%	20
$1.0M – $1.5M	67	27.1%	$1,300,000	4	1923	129.9%	93%	14
$1.5M – $2.0M	73	29.5%	$1,720,000	5	1922	133.4%	93%	12
$2.0M AND UP	58	23.5%	$2,400,000	6	1916	116.7%	79%	14

Closed single-family sales by price paid

Reporting period: October 1, 2025 to September 30, 2026

Basis: closed sale price.

Read the last three columns together and the bands stop looking alike. Under $1.0M the median sale-to-first-ask ratio was 112.1% and the median time to contract 20 days. Between $1.5M and $2.0M the median ratio was 133.4% in 12 days, with 93% of that band closing above the first ask.

Above $2.0M the pattern loosens again: 116.7% of first ask and 79% above it. The gap between the first asking price and the closing price is therefore narrower in this band than in the middle of the market. The record shows the narrower gap; it does not show why, and pricing intent is not something a closings file records.

What this means in practice: the band you are shopping decides how much of a gap to plan for, and the $1.0M-$2.0M middle is where the gap is widest. It does not mean every house follows the band. A median is the middle of a distribution, not a rule.

BEDROOMS	SALES	SHARE	MEDIAN SALE	DAYS TO CONTRACT
3 BEDROOMS OR FEWER	46	18.7%	$955,000	17
4 BEDROOMS	70	28.5%	$1,437,500	14
5 BEDROOMS	70	28.5%	$1,702,500	13
6 BEDROOMS OR MORE	60	24.4%	$2,125,000	14

Closed sales by bedroom count as recorded on the listing

Reporting period: October 1, 2025 to September 30, 2026

Basis: bedroom count as reported on the closed listing.

1 closed sale(s) did not report this field and are excluded from the shares above.

The closed-sale sample includes many large homes: houses with five or more bedrooms were 53% of closed sales in the period, which is why a town-wide median says less here than a median inside the size and band you are actually shopping.

STYLE	SALES	SHARE	MEDIAN SALE	MEDIAN BUILT
COLONIAL	161	65.2%	$1,525,000	1922
VICTORIAN	30	12.2%	$1,645,250	1897
TUDOR	11	4.5%	$2,150,000	1925
ALL OTHER RECORDED STYLES	45	18.2%	$1,340,000	1955

Closed sales by recorded style

Reporting period: October 1, 2025 to September 30, 2026

Basis: primary style as recorded on the closed listing.

Categories with fewer than 10 sales are combined into one row rather than shown as a median of a handful of sales.

No price per square foot in this guide

Living area is recorded on only 77 of the 494 records in the export, and the records that carry it skew to larger houses. A price per square foot computed from that minority would read as a town-wide fact while describing the biggest homes only, so no such figure is published here. For a specific house, measured living area comes from the appraisal, the floor plan, or the assessor's record card -- not from this dataset.

Nº IV Living and owning here

Schools, the commute, the tax bill and the housing stock — the short answer first, the working underneath.

Schools, and how placement actually works

Montclair does not work like most New Jersey districts. It runs a magnet system built on family choice, which means a house does not come with a school attached.

The elementary magnet themes

- The district's magnet elementary schools are organized around themes, which is what families choose between: science and technology, university studies, environmental studies, the arts, and global studies. Which school carries which theme, and which have seats in a given grade, should be confirmed with the district for the year you are enrolling.

  VERIFIED FACT — THEME LIST; THIS GUIDE DOES NOT MAP THEMES TO SCHOOLS checked November 11, 2026 Montclair Public Schools, magnet system FAQ (theme list)

Two legacy district pages are out of date — use the current school list

The district's current navigation lists Buzz Aldrin and Glenfield as its middle schools, plus Montclair Early Learning Academy. Two older district pages have not caught up with it: the magnet FAQ still describes three middle school magnets, and the feeder-pattern page still shows a feeder running to Renaissance, which reporting dated March 18, 2026 describes as closed and reassigned to pre-K use.

The current school list is the one to work from; it is the legacy pages that are stale. We are not reproducing the feeder graphic as an assignment map. The practical consequence is a rule rather than a fact about any school: in Montclair, the reliable answer about which school a child will attend comes from the district office, for that child's grade and that school year. A listing description, a reputation or a published feeder chart is not an answer.

Montclair Public Schools, current school list · Montclair Public Schools, school feeder pattern page (graphic; shows a stale feeder) · Montclair Public Schools, magnet system FAQ (undated; states three middle magnets) · Montclair Public Schools, board reports

No composite score

This guide gives the district's structure, how placement works, and one dated performance snapshot with its limits stated. It does not reduce those to a single school-quality number or rank Montclair's schools against each other or another town's. The worksheet at the end lets you weigh schools against commute and budget using your own priorities.

Getting to Manhattan

Six stations inside the township, a rail trip that currently ends in Hoboken, and a bus that runs straight to Port Authority.

> **Weekday service is mid-cutover on this edition's date**
>
> NJ Transit is running Portal Bridge Cutover schedules on the Montclair-Boonton Line from October 11 through November 14, 2026, with new timetables effective November 15, 2026. This guide was written on November 11, 2026, inside the temporary period.
>
> On the temporary weekday timetable the line's eastern terminal is Hoboken — which is in New Jersey, not Manhattan — and Manhattan is reached from there by PATH to World Trade Center or 33rd Street. That weekday timetable has no New York Penn Station column at all. The weekday timetable effective November 15 restores one, with direct Midtown Direct service. So a Montclair weekday commute described as "one seat to Penn Station" is not what is operating as this edition is written, and is what is scheduled from November 15.
>
> This applies to weekdays. Weekend service works differently in both periods — see below.
>
> NJ Transit, rail timetables index · NJ Transit, Portal Bridge cutover advisory · Montclair-Boonton weekday timetable, effective 10/11/26 to 11/14/26 only · Montclair-Boonton weekday timetable, effective November 15, 2026

The stations

- Six Montclair-Boonton Line stations sit inside Montclair Township, in timetable order toward Hoboken: Montclair Heights, Mountain Avenue, Upper Montclair, Watchung Avenue, Walnut Street and Bay Street. Montclair State University station is the next

stop up the line and carries the university's name, but it is in Little Falls — a useful nearby option, not a township station. In the other direction, Glen Ridge and Bloomfield are in their own municipalities.

VERIFIED FACT — THE TIMETABLE ESTABLISHES THE STOP ORDER, THE MUNICIPAL SOURCES ESTABLISH WHICH TOWN EACH STOP IS IN
checked November 11, 2026 Township of Montclair, Getting to Montclair by Train or Bus; NJ Transit station page for Montclair State University

- Which station a house is near changes the ride length materially. On the timetable effective November 15, train 6206 is scheduled to leave Upper Montclair at 6:47 a.m. and Bay Street at 6:57 a.m., reaching New York Penn Station at 7:32 a.m. — a scheduled 45 minutes from Upper Montclair and 35 from Bay Street on that train.

  VERIFIED FACT — ONE TRAIN, NOT A RANGE checked November 11, 2026 Montclair-Boonton weekday timetable effective November 15, 2026, train 6206; cells independently verified against the rendered timetable page

- Later peak trains run longer. On the same timetable, train 6210 leaves Upper Montclair at 7:25 a.m. and Bay Street at 7:35 a.m., reaching New York Penn Station at 8:18 a.m. — a scheduled 53 minutes from Upper Montclair and 43 from Bay Street.

  VERIFIED FACT — ONE TRAIN, NOT A RANGE checked November 11, 2026 Montclair-Boonton weekday timetable effective November 15, 2026, train 6210; cells independently verified against the rendered timetable page

- Under the temporary cutover schedule the trip is a transfer, not a direct ride. Train 6206 on the 10/11–11/14 timetable leaves Bay Street at 7:09 a.m. and reaches Hoboken at 7:41 a.m.; the timetable's connecting PATH service departs 7:48 a.m. and reaches 33rd Street at 8:03 a.m. — 54 scheduled minutes from Bay Street to 33rd Street, including the transfer.

  VERIFIED FACT — ONE TRAIN, NOT A RANGE checked November 11, 2026 Montclair-Boonton weekday timetable effective 10/11/26 to 11/14/26, train 6206 with the timetable's PATH connection; cells independently verified against the rendered timetable page

> **Scheduled station-to-terminal is not door-to-door**
>
> Every figure above is a scheduled time from a station platform to a terminal, read off an official timetable. It is not a measured journey and it is not a door-to-door commute.
>
> A real morning also includes getting to the station, parking or being dropped off, waiting for the train, the walk or subway ride from the terminal to the office, and whatever the day's operations do to the schedule. Those minutes are specific to an address and a destination, and they are the part worth working through before choosing a street. Nothing here is a statement about on-time performance or reliability.

The working behind these answers — the step-by-step placement and commute detail, the official links and the scenarios — is in the complete guide at **thedesilvateam.com/towns/montclair**. Nothing there contradicts this page: both are rendered from the same record.

Nº IV Living and owning here

Schools, the commute, the tax bill and the housing stock — the short answer first, the working underneath.

Taxes and the cost of owning

Montclair's assessments sit far below market value, which makes the headline tax rate misleading in both directions. Here is the mechanism, with the state's own certified figures.

The certified figures

- Average ratio of assessed to true value, 52.38%. Aggregate assessed valuation $7,217,719,800; aggregate true value $13,779,533,792. Published October 1, 2026.

  OFFICIAL RECORD checked November 11, 2026 NJ Division of Taxation, Table of Equalized Valuations 2026 (Prior to Tax Court Appeals), Essex County, district 0713 Montclair Twp, page 9

- 2025 general tax rate: $3.516 per $100 of assessed value. 2025 effective tax rate: 2.160% of true value. These are the 2025 figures; we did not locate and verify a 2026 certified general rate for this edition, which is a limit on our checking rather than evidence that none exists.

  OFFICIAL RECORD — 2025 RATE YEAR checked November 11, 2026 NJ Division of Taxation, 2025 General Tax Rates, Essex County, page 8

- 2026 average residential statistics for Montclair Township: 9,607 residential line items, average assessed value $641,707, 278 recorded sales, average sale price $1,353,109.54. The table's average tax bill column is blank for Montclair, so that figure is

unknown from this source. Note too that this counts all residential line items and sales, which is a different and wider cohort than the single-family closed sales analyzed earlier in this guide.

OFFICIAL RECORD checked November 11, 2026 NJ Division of Taxation, 2026 Average Residential Statistics, page 5

- Chapter 123, applicable to tax appeals for tax year 2027: Montclair's average ratio is 52.38% and the common level range runs from 44.52% to 60.24%. The table's own header states the 2027 appeal year — these are not the 2026 appeal-year limits, and the range describes the township, not any individual property's eligibility.

  OFFICIAL RECORD — 2027 APPEAL YEAR checked November 11, 2026 NJ Division of Taxation, Chapter 123 Laws of 1973, Average Ratios and Common Level Ranges applicable to tax appeals for tax year 2027, page 9

Effective rates compare towns. They never compute your bill.

The 2.160% effective rate is the right tool for asking whether Montclair is taxed more heavily than a neighbour. It is the wrong tool for working out what a specific house will pay, because it is a town-wide average built from the equalization ratio, not from any one assessment.

The comparison is genuinely useful, and not in the direction most people expect. For 2025, Montclair's general rate of $3.516 is among the higher ones in Essex County while its effective rate of 2.160% is lower than Nutley's 2.426% and Maplewood's 2.434% — both of which have much lower general rates. A general rate on its own tells you almost nothing about tax burden.

A sale does not trigger a reassessment

Buying a house in New Jersey does not by itself cause the assessment to be changed to the price paid. This is the most common and most expensive misconception buyers bring to Montclair.

Assessments change through a municipal revaluation or reassessment program, or through an added assessment for new construction or a qualifying permitted improvement. Separately, a bill can move without the assessment moving at all — through a change in the tax rate, a successful appeal, or a change in exemptions, deductions or abatements. Those are different mechanisms with different triggers, and conflating them produces bad advice in both directions.

Housing stock and property diligence

What this town's houses are, and the specific records to pull before committing to one of them.

Nothing here is property-specific

Whether a particular house is in a historic district, has open permits, sits in a flood zone, or has a tank in the yard are parcel-level questions. They are answered from the records above for that parcel, not from any town-wide figure in this guide.

Everyday logistics

Where things actually are, and where to look for the hours. Addresses and locations are stable; hours and seasons are not, so those stay as links.

The six commercial districts

- Montclair has six business and shopping districts rather than one downtown, which is why "how far to the shops" depends entirely on which part of the township a house is in. Montclair Center is the central business district and holds the parking decks and lots. Upper Montclair sits at Valley Road and Bellevue Avenue. Watchung Plaza is beside Watchung Avenue station. Frog Hollow is on Valley Road near Edgemont Park. Walnut-Grove runs along Walnut Street and extends to Grove Street. The South End has its shops and the Martin Luther King Jr. Peace Garden. Walk the ones nearest a house you are considering, at the hour you would actually use them.

  VERIFIED FACT — DISTRICTS AND LOCATIONS; INDIVIDUAL BUSINESSES AND HOURS CHANGE checked November 11, 2026 Township of Montclair, Business and Shopping Districts

The working behind these answers — the step-by-step placement and commute detail, the official links and the scenarios — is in the complete guide at **thedesilvateam.com/towns/montclair**. Nothing there contradicts this page: both are rendered from the same record.

Nº V Apply it to your move

What to do with all of this, and what we will work out with you.

Buying and selling at the same time

If your move involves selling one home and buying another, it is two transactions bolted together. That is the part that goes wrong, and the part worth a personal review.

The arithmetic that matters is not the sale price of the current house or the asking price of the next one. It is the proceeds from the sale, the purchase budget those proceeds support, and whether the two can be made to happen in an order a lender and two sellers will accept.

Montclair's own closed-sale record sharpens the problem. With a median sale-to-first-ask ratio of 123.8% and a median 14 days to contract, the sequence deserves attention before either transaction starts. These figures do not establish whether an offer with a home-sale contingency will be accepted. That depends on the specific property, competing offers and seller. A seller also needs a plan for where to move if the home goes under contract quickly.

The decision checklist

Work through these in order. Each one is a number or a decision, not a feeling.

Proceeds from the sale

- A defensible price range for the current house, from closed comparable sales rather than an automated estimate or a neighbour's asking price.
- Mortgage payoff, including any second lien or line of credit.
- Transaction costs: brokerage, NJ realty transfer fee, attorney, and the seller-side items that appear at closing.
- Anything required to get the house to market — repairs, clearing, staging — and whether it earns back more than it costs.
- The resulting net proceeds figure, and how much of it is genuinely available as a down payment rather than needed elsewhere.

Purchase budget

- A written lender pre-approval, with the rate and product assumptions it is based on stated.
- The payment quoted at an expected sale price, not at a list price — in this market those are frequently different numbers.
- Taxes estimated from the specific target property's current assessment and the current rate, with the scheduled revaluation noted as a planning factor rather than a forecast.
- Insurance quoted for the actual house, which in pre-war stock can move the monthly figure meaningfully.
- A monthly maintenance reserve appropriate to a house of this age, not a token figure.

Sequence and risk

- Which happens first: sell then buy, buy then sell, or simultaneous — and what each one costs in money and in risk.
- If buying first: how the purchase is financed before the sale closes, and what happens if the sale takes longer than expected.
- If selling first: where you live in the gap, and whether a rent-back or an extended closing is realistic with the specific buyer.
- Which contingencies are actually available to you given how competitive your band is, and which ones would make the offer uncompetitive.
- The attorney review period and inspection timeline on both transactions, and where they collide.
- A written fallback for the case where one of the two transactions fails.

What needs a person rather than a worksheet

- A price range for your actual house, which needs the house seen and the comparable sales chosen deliberately.
- Whether to list before buying, given your band, your financing and your tolerance for moving twice.
- How to structure an offer that competes in a band where most sales close above the first asking price, without waiving protection you need.
- Whether a specific target property's taxes, condition or historic-district status changes the budget.
- The order of operations, with dates, for two transactions that have to work together.

That is the conversation this guide is meant to make shorter. Bring the numbers you were able to fill in and the ones you could not.

Comparison worksheet

There is no overall Montclair score here — a composite number hides the trade-off it claims to resolve. State your own priorities instead, and read the underlying facts against them.

Fill in the middle column. The right column is what this guide can tell you, and where it cannot, it says so.

FACTOR	YOUR PRIORITY	WHAT THIS GUIDE ESTABLISHES
BUDGET	The price you can actually pay, from a written pre-approval	Closed-sale bands with sales counts, median sale, days to contract and the gap to first ask, in the first section. Price per square foot is not available.
COMMUTE	Your Manhattan destination and the arrival time that matters	Six township stations, with verified scheduled station-to-terminal examples on both the temporary and the November 15 timetables. Door-to-door time and reliability are not established here.
HOUSING TYPE	Size, age and condition you are willing to take on	Bedroom and style mix with medians, and a median year built, from the closed-sale record. Condition is property-specific.
SCHOOLS	What you need from a school, and for which grades	District structure and the choice-based placement process, plus district-wide Spring 2025 mathematics results for grades 3 to 5. Tested-student counts and participation rates are unknown from the cited slide. No composite quality score. Placement for a specific grade and year must come from the district. **GAP**
TAXES AND CARRYING COST	The monthly figure you can sustain, not just the purchase price	Certified ratio, general and effective rates, the township's published 2026 components, and a historical illustration using the verified 2025 rate. The illustration is not a forecast or a 2026 budget. A specific parcel's bill comes from its own record.
PROPERTY RISK	How much diligence and deferred maintenance you can absorb	The records to pull are listed. Whether any specific house has them is not knowable from this guide. **GAP**
EVERYDAY LOGISTICS	What you need within walking distance	Official township and library sources. Deliberately not a list of venues and hours, which would be stale on arrival. **GAP**

Where the right column says something is not established, that is the honest state of the evidence rather than an omission. Those are the questions worth asking a person.

NEXT STEP

This is Montclair on the record. *Your house is the next question.*

Everything in this document is town-level and public. What it cannot tell you is what one specific address is worth, or what the tax line on it will actually be — bring us the address and we will put the comparable sales and the assessment in front of you.

Read this report online, with every source linked.
thedesilvateam.com/towns/montclair/brief

Selling here? Ask us what your own house would fetch.
thedesilvateam.com/home-worth

Buying, or moving between two towns? Ask us a question.
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GSMLS notice. NOTE: This representation is based in whole or in part on data supplied by the Garden State Multiple Listing Service, L.L.C. ("GSMLS"). GSMLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by GSMLS may not reflect all real estate activity in the market.

Evidence. GSMLS closed single-family export, Montclair Township, closings 2024-10-25 through 2026-10-24, pulled 2026-10-25. Inventory is a snapshot taken October 25, 2026; a listing under an accepted offer in attorney review is counted as pending, not as available supply. Every figure carries its own source and date where it appears. Market figures come from a GSMLS closed-sale export; tax figures from the NJ Division of Taxation's certified tables; transit figures from NJ Transit timetables; school and municipal facts from the district's and township's own pages. Where two official sources disagree, this guide says so rather than choosing silently.

Not an appraisal. Medians describe a group of sales, never one house. Where we interpret the record we say so, and an association in one year of closings is not a proof. Property tax: the effective rate lines towns up; it does not compute any one house's bill, a sale does not by itself trigger a reassessment, and no future bill is projected here. © 2026 The DeSilva Team · eXp Realty, LLC. Each office independently owned and operated.