

# Maplewood

## November 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1597 Springfield Avenue	CapeCod	3	1.0	90	\$250,000	\$199,000	\$110,000	55.28%	\$146,400	0.75
2	178 Jacoby Street	Colonial	3	1.1	90	\$280,500	\$210,000	\$215,000	102.38%	\$215,200	1.00
3	8 Elsmar Terrace	Colonial	3	1.1	13	\$299,000	\$299,000	\$299,000	100.00%	\$218,000	1.37
4	3 Park Avenue	Colonial	3	1.1	21	\$399,000	\$399,000	\$385,000	96.49%	\$278,900	1.38
5	79 Franklin Avenue	Colonial	3	1.0	7	\$358,000	\$358,000	\$392,000	109.50%	\$194,500	2.02
6	98 Oakland Road	Colonial	3	1.2	1	\$275,000	\$275,000	\$400,000	145.45%	\$457,300	0.87
7	20 Amherst Court	Colonial	3	1.0	17	\$389,000	\$389,000	\$405,000	104.11%	\$396,100	1.02
8	206 Franklin Avenue	Colonial	3	1.0	9	\$379,000	\$379,000	\$429,000	113.19%	\$249,500	1.72
9	70 Park Avenue	Colonial	3	1.1	10	\$425,000	\$425,000	\$450,000	105.88%	\$365,900	1.23
10	658 Ridgewood Road C0007	TwnIntUn	3	3.1	31	\$495,000	\$475,000	\$452,500	95.26%	\$389,900	1.16
11	398 Elmwood Avenue	Colonial	4	2.1	19	\$539,000	\$519,000	\$510,000	98.27%	\$389,400	1.31
12	16 Lewis Drive	Contemp	3	2.1	163	\$629,000	\$599,000	\$565,000	94.32%	\$528,700	1.07
13	71 Park Avenue	Colonial	4	2.0	13	\$569,900	\$569,900	\$580,500	101.86%	\$451,100	1.29
14	616 S Orange Avenue 4L	HighRise	2	2.0	1	\$625,000	\$625,000	\$590,000	94.40%	\$337,900	1.75
15	101 Midland Boulevard	Colonial	4	3.2	7	\$595,000	\$595,000	\$610,500	102.61%	\$431,200	1.42
16	561 Prospect Street	Colonial	3	2.1	14	\$575,000	\$579,000	\$615,000	106.22%	\$416,000	1.48
17	90 Courter Avenue	Colonial	5	3.0	12	\$639,000	\$639,000	\$639,000	100.00%	\$539,600	1.18
18	440 Baldwin Road	Colonial	5	3.1	12	\$669,000	\$669,000	\$691,000	103.29%	\$507,900	1.36
19	67 Burnett Terrace	Colonial	5	2.2	10	\$725,000	\$725,000	\$826,000	113.93%	\$569,100	1.45
20	14 Clinton Avenue	Victorian	5	2.1	1	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$629,700	1.67
21	10 Claremont Avenue	Colonial	5	3.3	105	\$1,299,000	\$1,199,000	\$1,199,000	100.00%	\$810,700	1.48
AVERAGE					31	\$545,924	\$532,233	\$543,500	102.02%		1.33

### "ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 57  
 Average List Price: \$396,861  
 Average Days on Market: 111

### "UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 59  
 Average List Price: \$454,118  
 Average Days on Market: 48

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Maplewood 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31	50	42	48	27	27	19	26	63	54	31		36
List Price	\$486,629	\$609,528	\$491,652	\$526,795	\$542,824	\$555,705	\$633,018	\$573,300	\$507,611	\$394,589	\$532,233		\$541,088
Sales Price	\$486,306	\$597,344	\$471,412	\$544,738	\$558,568	\$573,839	\$654,078	\$590,142	\$504,365	\$397,200	\$543,500		\$549,346
Sales Price as a % of List Price	100.26%	96.75%	95.79%	102.71%	102.13%	102.65%	103.20%	103.58%	98.38%	98.61%	102.02%		100.95%
Sales Price to Assessed Value	1.21	1.21	1.20	1.35	1.27	1.31	1.38	1.26	1.20	1.15	1.33		1.27
# Units Sold	17	18	25	21	29	40	39	33	28	20	21		291
Active Listings	51	51	61	79	83	77	68	61	76	72	57		67
Under Contracts	60	63	79	93	96	85	81	56	50	49	59		70

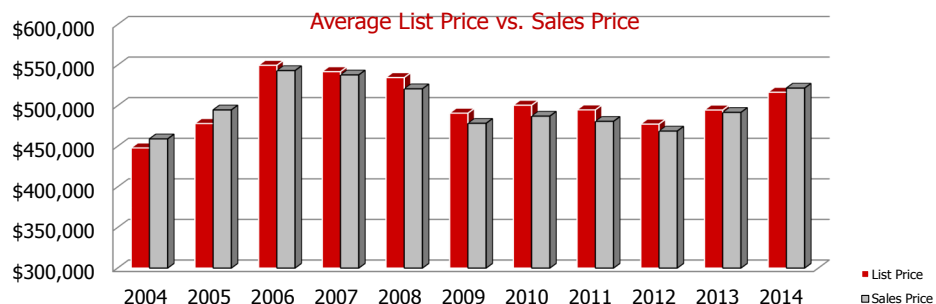
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	44	36	-19.02%
Sales Price	\$520,808	\$549,346	5.48%
Sales Price as a % of List Price	100.60%	100.95%	0.35%



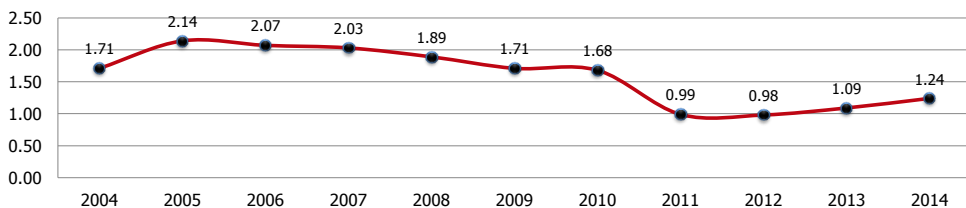
	2014	2015	% Change
# Units Sold	267	291	8.99%
Active Listings	62	57	-8.06%
Under Contracts	65	59	-9.23%

## Maplewood Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666

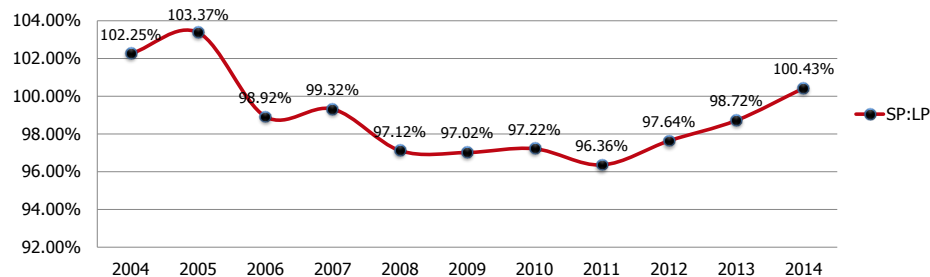
### Sales Price to Assessed Value Ratio



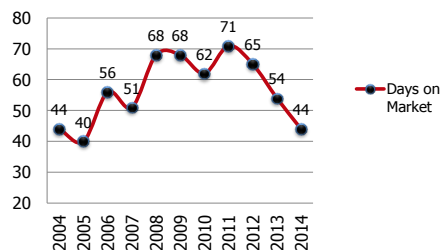
\*2010 Tax Re-evaluation

## Maplewood Monthly Market Trends

### 2004-2013 Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

