

Maplewood

October 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Porter Road	Colonial	3	2.0	198	\$299,999	\$275,999	\$262,000	94.93%	\$258,900	1.01
2	28-30 Laurel Avenue	Split Level	4	2.1	260	\$259,900	\$233,990	\$210,000	89.75%	\$275,700	0.76
3	42 Boyden Parkway	Colonial	3	1.1	130	\$279,000	\$259,000	\$220,000	84.94%	\$263,900	0.83
4	616 S Orange Avenue 8G	HighRise	2	2.1	40	\$474,000	\$474,000	\$445,000	93.88%	\$367,300	1.21
5	664 Irvington Avenue Unit 7	TwnIntUn	2	1.1	101	\$159,900	\$159,900	\$148,000	92.56%	\$181,800	0.81
6	61 Schaeffer Road	Colonial	3	1.0	1	\$150,000	\$150,000	\$140,000	93.33%	\$224,100	0.62
7	17-19 Villa Terrace	Cottage	4	2.0	49	\$324,900	\$289,000	\$289,000	100.00%	\$258,400	1.12
8	77 Lexington Avenue	Colonial	4	1.0	43	\$159,900	\$159,900	\$180,000	112.57%	\$247,900	0.73
9	27 Burroughs Way	Colonial	4	2.1	31	\$525,000	\$525,000	\$551,000	104.95%	\$431,500	1.28
10	11 Mountain Avenue	Colonial	4	2.1	12	\$799,000	\$799,000	\$900,000	112.64%	\$574,000	1.57
11	90 Tuscan Road	Victorian	5	2.1	23	\$599,000	\$599,000	\$600,000	100.17%	\$433,300	1.38
12	1 Kensington Terrace	Colonial	4	2.1	16	\$590,000	\$590,000	\$605,000	102.54%	\$423,700	1.43
13	21 Park Avenue	Bi-Level	4	2.0	14	\$489,000	\$489,000	\$521,500	106.65%	\$387,400	1.35
14	465-73 Valley Street	OneFloor	1	1.0	45	\$134,000	\$134,000	\$120,000	89.55%	\$85,200	1.41
15	18 Woodhill Drive	Colonial	4	3.1	8	\$725,000	\$725,000	\$760,000	104.83%	\$617,200	1.23
16	180 Franklin Avenue	Colonial	3	1.1	10	\$239,000	\$239,000	\$255,000	106.69%	\$207,600	1.23
17	70 Meadowbrook Place	TwnIntUn	2	1.1	14	\$219,000	\$219,000	\$207,500	94.75%	\$146,200	1.42
18	206 Lexington Avenue	Colonial	3	1.1	0	\$297,000	\$297,000	\$265,000	89.23%	\$241,900	1.10
19	23 Oberlin Street	Colonial	4	2.1	8	\$679,000	\$679,000	\$695,000	102.36%	\$466,600	1.49
20	73 Courter Avenue	Colonial	4	1.1	86	\$595,000	\$595,000	\$570,000	95.80%	\$521,600	1.09
AVERAGE					54	\$399,880	\$394,589	\$397,200	98.61%		1.15

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 72
Average List Price: \$406,442
Average Days on Market: 86

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 49
Average List Price: \$443,273
Average Days on Market: 41

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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			36
List Price	\$486,629	\$609,528	\$491,652	\$526,795	\$542,824	\$555,705	\$633,018	\$573,300	\$507,611	\$394,589			\$541,777
Sales Price	\$486,306	\$597,344	\$471,412	\$544,738	\$558,568	\$573,839	\$654,078	\$590,142	\$504,365	\$397,200			\$549,801
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%			100.87%
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			1.27
# Units Sold	17	18	25	21	29	40	39	33	28	20			270
Active Listings	51	51	61	79	83	77	68	61	76	72			68
Under Contracts	60	63	79	93	96	85	81	56	50	49			71

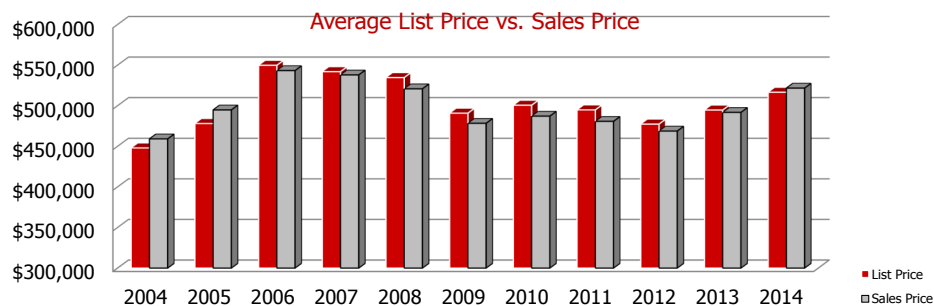
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	43	36	-16.72%
Sales Price	\$519,854	\$549,801	5.76%
Sales Price as a % of List Price	100.62%	100.87%	0.25%



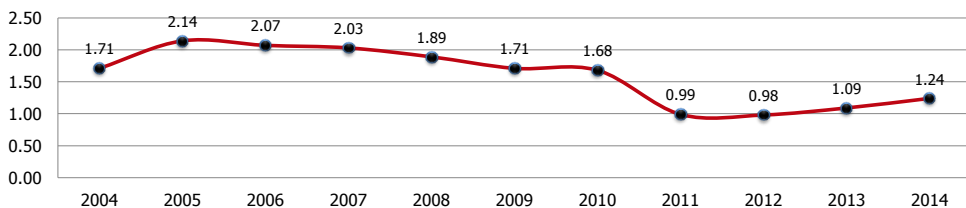
	2014	2015	% Change
# Units Sold	248	270	8.87%
Active Listings	72	72	0.00%
Under Contracts	63	49	-22.22%

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	\$94,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666

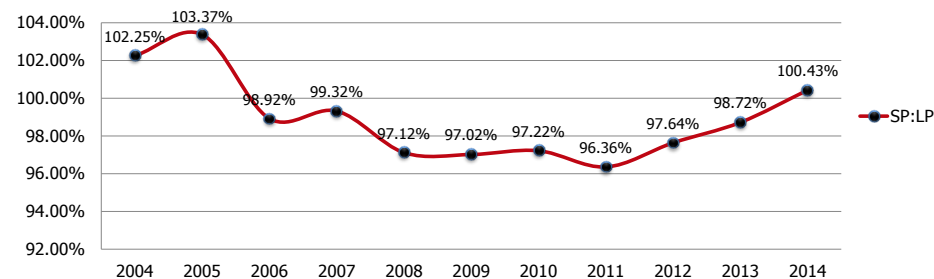
Sales Price to Assessed Value Ratio



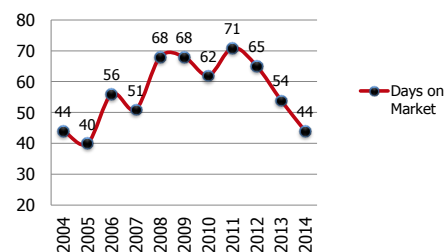
*2010 Tax Re-evaluation

Maplewood Monthly Market Trends

2004-2013 Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

