

Maplewood

April 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36-B Meadowbrook Place	MultiFlr	2	1.0	70	\$102,000	\$67,000	\$67,000	100.00%	\$118,000	0.57
2	32 Oregon Street HSE 28	Colonial	3	1.1	126	\$310,000	\$279,000	\$175,778	63.00%	\$280,500	0.63
3	12 Wetmore Avenue	Colonial	3	1.1	6	\$169,900	\$169,900	\$190,000	111.83%	\$254,800	0.75
4	209 Jacoby Street	Colonial	3	1.1	309	\$244,500	\$234,900	\$234,000	99.62%	\$190,600	1.23
5	67 S Pierson Road	Colonial	3	1.0	169	\$309,000	\$309,000	\$275,000	89.00%	\$348,300	0.79
6	43 Broadview Avenue	Cottage	2	1.0	21	\$309,000	\$309,000	\$300,000	97.09%	\$228,300	1.31
7	85 Oakview Avenue	Colonial	3	1.1	1	\$295,000	\$295,000	\$301,000	102.03%	\$465,900	0.65
8	19 Vermont Street	Colonial	4	2.0	37	\$349,000	\$349,000	\$349,000	100.00%	\$231,000	1.51
9	616 S Orange Avenue 3J	HighRise	2	2.0	17	\$365,000	\$365,000	\$359,000	98.36%	\$248,700	1.44
10	9 Coolidge Road	Colonial	4	2.1	9	\$419,000	\$419,000	\$434,000	103.58%	\$254,900	1.70
11	17 Highland Avenue	Colonial	3	1.1	23	\$429,000	\$429,000	\$467,000	108.86%	\$384,100	1.22
12	40 Highland Avenue	Colonial	3	1.1	34	\$469,900	\$469,900	\$470,000	100.02%	\$408,500	1.15
13	24-26 Warren Road	Colonial	3	1.1	12	\$480,000	\$480,000	\$480,000	100.00%	\$296,500	1.62
14	72 Park Avenue	Colonial	4	2.0	14	\$499,000	\$499,000	\$495,000	99.20%	\$379,900	1.30
15	441 Baldwin Road	Colonial	4	3.1	7	\$499,000	\$499,000	\$499,000	100.00%	\$502,200	0.99
16	85 Boyden Avenue	CapeCod	3	2.1	18	\$450,000	\$450,000	\$535,000	118.89%	\$266,600	2.01
17	47 Yale Street	Colonial	3	1.2	81	\$587,000	\$575,000	\$565,000	98.26%	\$402,300	1.40
18	10 Alden Place	Colonial	3	2.1	20	\$579,000	\$579,000	\$565,000	97.58%	\$414,100	1.36
19	8 Lincoln Place	Colonial	4	1.0	196	\$575,000	\$545,000	\$567,500	104.13%	\$476,000	1.19
20	28 S Pierson Road	Colonial	3	1.1	16	\$519,000	\$519,000	\$585,500	112.81%	\$414,700	1.41

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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.

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21	50 Park Avenue	Colonial	4	1.1	12	\$575,000	\$575,000	\$611,000	106.26%	\$462,500	1.32
22	6 Oakland Terrace	Colonial	3	2.1	8	\$575,000	\$575,000	\$615,000	106.96%	\$469,000	1.31
23	45 Oberlin Street	Colonial	4	2.2	19	\$629,900	\$629,900	\$630,000	100.02%	\$457,900	1.38
24	701 Prospect Street	Colonial	4	2.1	7	\$645,000	\$645,000	\$675,000	104.65%	\$507,600	1.33
25	27 Tuscan Road	Custom	3	1.1	1	\$699,000	\$699,000	\$699,000	100.00%	\$434,200	1.61
26	511 Summit Avenue	Victorian	5	2.1	10	\$650,000	\$650,000	\$715,000	110.00%	\$497,000	1.44
27	78 Courter Avenue	Colonial	5	2.1	11	\$725,000	\$725,000	\$764,731	105.48%	\$491,400	1.56
28	51-53 Durand Road	Ranch	4	2.1	10	\$729,000	\$729,000	\$820,000	112.48%	\$534,100	1.54
29	461-465 Ridgewood Road	RanchExp	6	3.2	9	\$799,000	\$799,000	\$850,000	106.38%	\$684,700	1.24
30	3 Crestwood Drive	Colonial	5	3.1	1	\$894,000	\$894,000	\$915,000	102.35%	\$753,300	1.21
31	37 Clinton Avenue	Colonial	6	2.2	149	\$1,150,000	\$1,100,000	\$1,100,000	100.00%	\$806,400	1.36
32	16 Warner Road	Colonial	5	5.1	63	\$1,279,000	\$1,279,000	\$1,250,000	97.73%	\$901,200	1.39
AVERAGE					46	\$540,913	\$535,675	\$548,703	101.77%		1.28

“ACTIVE” LISTINGS IN MAPLEWOOD

Number of Units: 59
Average List Price: \$483,085
Average Days on Market: 72

“UNDER CONTRACT” LISTINGS IN MAPLEWOOD

Number of Units: 101
Average List Price: \$544,830
Average Days on Market: 30

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Maplewood 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	50	55	46									50
List Price	\$616,188	\$462,211	\$406,800	\$535,675									\$510,112
Sales Price	\$613,719	\$462,756	\$427,719	\$548,703									\$518,916
Sales Price as a % of List Price	98.72%	99.38%	103.71%	101.77%									101.03%
Sales Price to	1.28	1.23	1.22	1.28									1.26
# Units Sold	16	18	16	32									82
Active Listings	45	47	73	59									56
Under Contracts	41	59	76	101									69

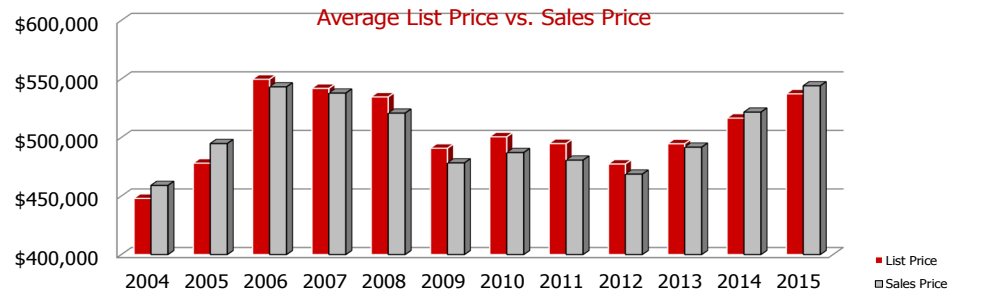
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	43	50	16.18%
Sales Price	\$521,533	\$518,916	-0.50%
Assessed Value to Sales Price	1.24	1.26	1.20%

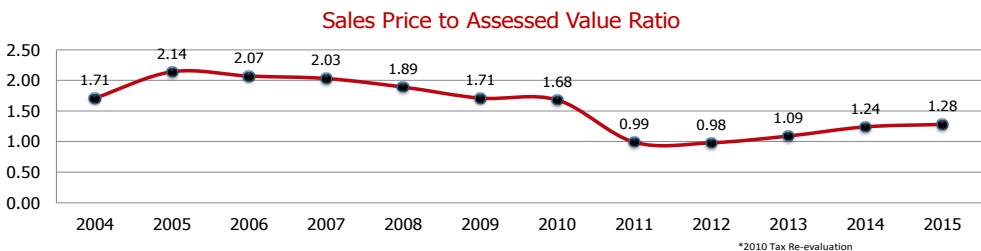


	2015	2016	% Change
# Units Sold	81	82	1.23%
Active Listings	79	59	-25.32%
Under Contracts	93	101	8.60%

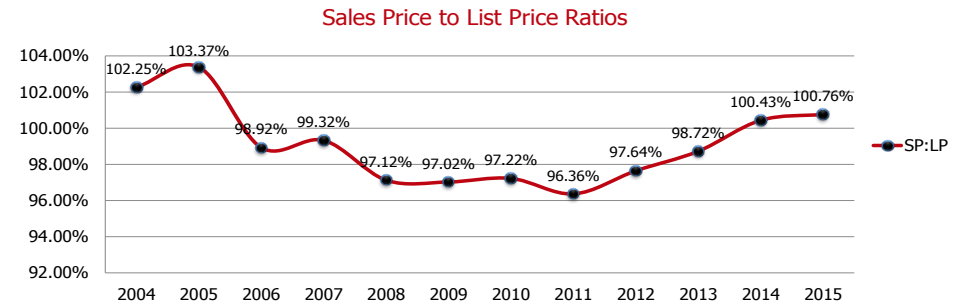
Maplewood Yearly Market Trends



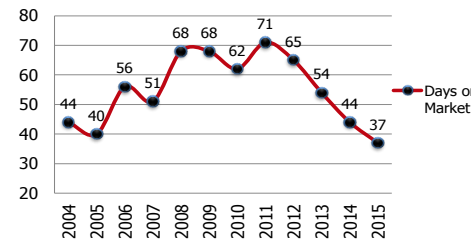
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125



Maplewood Monthly Market Trends



Average Days on Market



Number of Units Sold

