

Maplewood

July 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Colgate Road	Colonial	5	3.1	91	\$575,000	\$550,000	\$550,000	100.00%	\$531,700	1.03
2	78B Newark Way	HalfDupl	2	2.0	156	\$148,500	\$148,500	\$140,000	94.28%	\$146,700	0.95
3	86 Claremont Avenue	Colonial	5	3.1	23	\$749,000	\$749,000	\$749,000	100.00%	\$528,300	1.42
4	11 Roosevelt Road	Colonial	6	3.1	25	\$1,250,000	\$1,250,000	\$1,235,000	98.80%	\$968,400	1.28
5	1677 Springfield Avenue 11	OneFloor	1	1.0	31	\$210,000	\$210,000	\$206,000	98.10%	\$220,000	0.94
6	20 Claremont Avenue	Colonial	4	3.2	19	\$924,000	\$924,000	\$938,000	101.52%	\$706,900	1.33
7	85 Midland Boulevard	Colonial	3	2.0	24	\$475,000	\$475,000	\$465,000	97.89%	\$280,800	1.66
8	26 Woodland Road	SeeRem	6	3.1	11	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$705,300	1.70
9	40 Burr Road	Tudor	3	2.1	17	\$575,000	\$575,000	\$605,000	105.22%	\$436,300	1.39
10	9 Winthrop Place	Colonial	5	1.2	13	\$789,000	\$749,900	\$749,000	99.88%	\$534,500	1.40
11	27 Rutgers Street	Colonial	5	2.1	14	\$595,000	\$595,000	\$595,000	100.00%	\$516,400	1.15
12	17 Maple Terrace	Colonial	6	3.2	18	\$919,000	\$919,000	\$990,000	107.73%	\$693,000	1.43
13	37 Oakland Road	Colonial	4	2.1	11	\$750,000	\$750,000	\$750,000	100.00%	\$560,200	1.34
14	23 Owen Drive	Colonial	4	3.1	25	\$750,000	\$750,000	\$735,000	98.00%	\$517,600	1.42
15	142 Wyoming Avenue	Tudor	6	4.2	51	\$899,000	\$899,000	\$850,000	94.55%	\$662,700	1.28
16	490 Prospect Street	Colonial	4	1.1	48	\$585,000	\$585,000	\$649,000	110.94%	\$433,900	1.50
17	50 S Pierson Road	Colonial	4	2.1	13	\$549,000	\$549,000	\$590,000	107.47%	\$359,800	1.64
18	664 Irvington Avenue	TwnIntUn	2	1.1	15	\$171,000	\$171,000	\$157,000	91.81%	\$181,800	0.86
19	205 Wyoming Avenue	Cottage	4	3.0	29	\$899,000	\$899,000	\$879,000	97.78%	\$626,200	1.40
20	14 Garthwaite Terrace	Colonial	3	2.1	18	\$679,000	\$679,000	\$815,000	120.03%	\$491,700	1.66
21	552 Summit Avenue	Colonial	3	2.0	14	\$489,000	\$489,000	\$505,000	103.27%	\$422,000	1.20
22	10 Lewis Drive	Colonial	5	3.2	34	\$1,075,000	\$999,950	\$985,000	98.50%	\$760,700	1.29
23	85 Hillcrest Road	Colonial	4	2.1	12	\$349,000	\$349,000	\$350,000	100.29%	\$275,800	1.27
24	145 Franklin Avenue	Colonial	3	1.0	10	\$170,000	\$170,000	\$178,000	104.71%	\$199,000	0.89
25	146 Oakland Road	Colonial	4	2.1	21	\$699,000	\$699,000	\$735,000	105.15%	\$468,600	1.57

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26	29 Lancaster Avenue	Colonial	4	1.2	13	\$629,000	\$629,000	\$629,000	100.00%	\$403,300	1.56
27	240 Hilton Avenue	Colonial	3	1.0	18	\$265,000	\$265,000	\$266,000	100.38%	\$170,500	1.56
28	11 Menzel Avenue	Colonial	3	2.1	23	\$399,000	\$399,000	\$391,500	98.12%	\$184,000	2.13
29	42 Headley Place	Colonial	3	2.1	15	\$689,000	\$689,000	\$726,000	105.37%	\$500,900	1.45
30	7 Washington Park	Colonial	4	3.1	13	\$789,000	\$789,000	\$851,000	107.86%	\$614,300	1.39
31	114 Lexington Avenue	Colonial	3	1.0	17	\$260,000	\$260,000	\$276,300	106.27%	\$253,500	1.09
32	53 Kendal Avenue	Colonial	4	1.1	12	\$585,000	\$585,000	\$640,150	109.43%	\$460,000	1.39
33	127 Orchard Road	CapeCod	3	3.0	17	\$345,000	\$345,000	\$350,000	101.45%	\$228,600	1.53
34	26-28 Tuscan Street	Colonial	3	1.1	6	\$320,000	\$320,000	\$320,000	100.00%	\$246,300	1.30
35	496 Summit Avenue	Colonial	6	2.0	15	\$625,000	\$625,000	\$585,000	93.60%	\$542,400	1.08
36	64 Maplewood Avenue	Bungalow	3	2.1	14	\$599,000	\$599,000	\$599,000	100.00%	\$442,800	1.35
37	59 Maplewood Avenue	Colonial	3	2.1	26	\$599,000	\$599,000	\$619,000	103.34%	\$438,800	1.41
38	67 S Pierson Road	Colonial	3	1.1	6	\$400,000	\$400,000	\$405,000	101.25%	\$348,300	1.16
39	28 Kendal Avenue	Colonial	4	2.2	27	\$729,000	\$729,000	\$696,000	95.47%	\$519,900	1.34
40	6 Mosswood Terrace	Colonial	4	2.1	1	\$565,000	\$565,000	\$535,000	94.69%	\$425,800	1.26
41	779 Prospect Street	Colonial	3	1.1	23	\$244,900	\$244,900	\$272,000	111.07%	\$239,700	1.13
42	86 Courter Avenue	Colonial	4	2.2	29	\$739,900	\$739,900	\$732,000	98.93%	\$453,500	1.61
43	135 Midland Boulevard	CapeCod	2	1.1	24	\$399,000	\$399,000	\$395,000	99.00%	\$287,600	1.37
44	21 Meadowbrook Place	Colonial	4	2.1	2	\$479,000	\$479,000	\$580,000	121.09%		
45	11 Oakland Road	Colonial	4	2.1	15	\$749,900	\$749,900	\$864,000	115.22%	\$468,300	1.84
AVERAGE					24	\$597,427	\$594,334	\$607,377	102.19%		1.36

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 57
 Average List Price: \$458,454
 Average Days on Market: 92

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 72
 Average List Price: \$472,437
 Average Days on Market: 41

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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	21	35	24						37
List Price	\$616,188	\$462,211	\$406,800	\$535,675	\$574,137	\$553,030	\$594,334						\$547,786
Sales Price	\$613,719	\$462,756	\$427,719	\$548,703	\$604,340	\$582,908	\$607,377						\$565,756
Sales Price as a % of List Price	98.72%	99.38%	103.71%	101.77%	104.21%	104.73%	102.19%						102.65%
Sales Price to Assessed Value	1.28	1.23	1.22	1.28	1.47	1.37	1.36						1.34
# Units Sold	16	18	16	32	27	54	45						208
Active Listings	45	47	73	59	58	67	57						58
Under Contracts	41	59	76	101	116	94	72						80

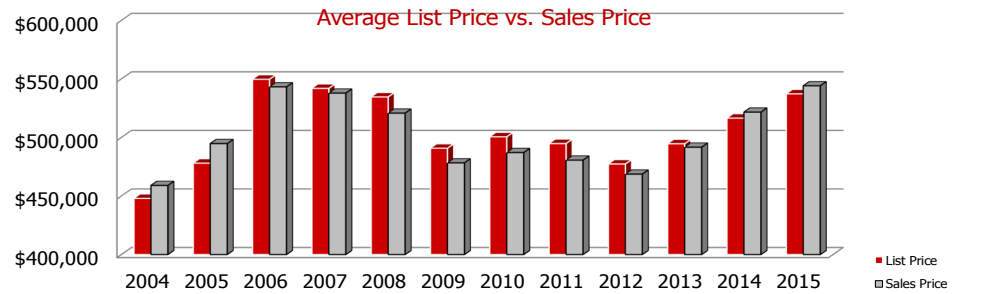
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	32	37	14.06%
Sales Price	\$565,636	\$565,756	0.02%
Assessed Value to Sales Price	1.29	1.34	3.60%

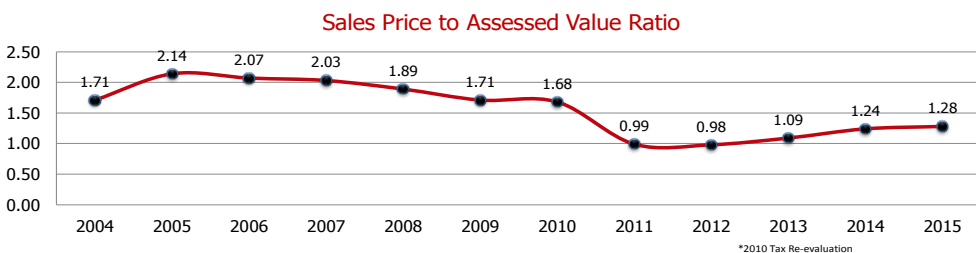


	2015	2016	% Change
# Units Sold	189	208	10.05%
Active Listings	68	57	-16.18%
Under Contracts	81	72	-11.11%

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

