

Maplewood

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 A Meadowbrook Place	TwnIntUn	2	1.1	29	\$122,000	\$122,000	\$115,000	94.26%	\$114,700	1.00
2	6 Boyden Avenue	FixrUppr	3	1.0	75	\$117,500	\$117,500	\$135,000	114.89%	\$270,600	0.50
3	465-73 Valley Street	OneFloor	1	1.0	33	\$130,000	\$130,000	\$135,500	104.23%	\$120,900	1.12
4	267-A Elmwood Avenue	TwnEndUn	2	1.1	60	\$169,000	\$169,000	\$169,000	100.00%	\$119,300	1.42
5	319 Boyden Avenue	Colonial	3	1.0	17	\$189,900	\$189,900	\$189,000	99.53%	\$173,700	1.09
6	2 Melman Terrace	Colonial	3	2.0	220	\$244,500	\$214,500	\$214,600	100.05%	\$299,000	0.72
7	20 Union Avenue	Colonial	5	3.0	218	\$379,000	\$259,000	\$215,000	83.01%	\$298,800	0.72
8	163 Franklin Avenue	RanchExp	4	1.1	32	\$239,900	\$239,900	\$215,000	89.62%	\$217,300	0.99
9	18 Oregon Street	CapeCod	4	2.0	341	\$289,000	\$249,000	\$248,000	99.60%	\$251,300	0.99
10	807 Prospect Street	Colonial	3	1.0	11	\$299,000	\$299,000	\$340,000	113.71%	\$206,500	1.65
11	138 Midland Boulevard	CapeCod	3	1.1	28	\$379,900	\$379,900	\$381,000	100.29%	\$287,300	1.33
12	68 Concord Avenue	Colonial	3	2.1	7	\$392,000	\$392,000	\$420,000	107.14%	\$249,600	1.68
13	25 E Cedar Lane	Ranch	3	1.0	12	\$424,000	\$424,000	\$424,000	100.00%	\$279,500	1.52
14	157 Garfield Place	Colonial	3	2.0	23	\$425,000	\$425,000	\$426,000	100.24%	\$251,800	1.69
15	14 Highland Place C000D	TwnEndUn	2	1.1	14	\$419,000	\$419,000	\$427,500	102.03%	\$324,900	1.32
16	125 Orchard Road	Colonial	4	2.0	17	\$439,000	\$439,000	\$441,124	100.48%	\$264,200	1.67
17	80 Oakland Road	Victorian	3	1.0	21	\$399,000	\$399,000	\$445,000	111.53%	\$334,800	1.33
18	131 Garfield Place	RanchExp	3	2.0	13	\$450,000	\$450,000	\$460,000	102.22%	\$269,000	1.71
19	121 Tuscan Road	Colonial	4	1.1	14	\$445,000	\$445,000	\$485,000	108.99%	\$395,600	1.23
20	7 Buckingham Garden Pkwy	Split Level	3	2.0	9	\$450,000	\$450,000	\$487,000	108.22%	\$335,400	1.45
21	35 Elberta Road	Colonial	3	2.0	12	\$450,000	\$450,000	\$490,000	108.89%	\$310,900	1.58
22	434 Lenox Place	RanchExp	3	2.1	63	\$595,000	\$519,000	\$495,000	95.38%	\$465,300	1.06
23	526 Prospect Street	Victorian	3	1.1	45	\$497,000	\$497,000	\$501,000	100.80%	\$381,800	1.31
24	29 Kensington Terrace	Colonial	3	1.1	12	\$499,000	\$499,000	\$522,000	104.61%	\$353,800	1.48
25	11 Forest Road	Split Level	3	2.1	9	\$550,000	\$550,000	\$590,300	107.33%	\$316,000	1.87

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26	15 Saint Lawrence Avenue	Colonial	4	1.2	18	\$599,000	\$599,000	\$599,000	100.00%	\$490,800	1.22
27	464 Elmwood Avenue	Colonial	5	1.0	15	\$499,000	\$499,000	\$601,000	120.44%	\$392,300	1.53
28	87 Boyden Avenue	CapeCod	3	1.1	23	\$450,000	\$450,000	\$603,000	134.00%	\$269,300	2.24
29	20 St Lawrence Avenue	Colonial	4	2.1	10	\$524,000	\$524,000	\$604,000	115.27%	\$461,400	1.31
30	268 Dunnell Road	Colonial	4	2.1	88	\$679,900	\$649,000	\$630,000	97.07%	\$560,000	1.13
31	430 Ridgewood Road	Colonial	3	2.1	14	\$629,000	\$629,000	\$642,000	102.07%	\$439,700	1.46
32	23 Kensington Terrace	Colonial	3	2.0	13	\$599,000	\$599,000	\$645,000	107.68%	\$372,600	1.73
33	4 Milton Street	Victorian	4	2.1	9	\$609,000	\$609,000	\$650,000	106.73%	\$458,000	1.42
34	8 Mountain Avenue	Colonial	4	2.1	17	\$669,000	\$649,000	\$660,000	101.69%	\$453,300	1.46
35	68 Pierson Road	Colonial	3	1.1	8	\$669,000	\$669,000	\$660,000	98.65%	\$432,500	1.53
36	8 Salter Place	Colonial	4	2.0	11	\$649,000	\$649,000	\$674,000	103.85%	\$403,900	1.67
37	457 Ridgewood Road	Ranch	3	2.1	14	\$645,000	\$645,000	\$678,000	105.12%	\$454,300	1.49
38	23 Park Road	Colonial	4	2.1	11	\$669,000	\$669,000	\$687,000	102.69%	\$573,000	1.20
39	55 Yale Street	Colonial	5	2.1	13	\$649,900	\$649,900	\$725,000	111.56%	\$561,600	1.29
40	19 Claremont Avenue	Colonial	3	2.1	10	\$699,000	\$699,000	\$740,000	105.87%	\$588,200	1.26
41	54 Claremont Avenue	Colonial	4	2.1	42	\$749,000	\$749,000	\$740,000	98.80%	\$578,600	1.28
42	15 Warner Road	Tudor	4	2.1	28	\$759,000	\$759,000	\$750,000	98.81%	\$572,000	1.31
43	22 Collinwood Road	Colonial	4	2.2	9	\$699,000	\$699,000	\$775,000	110.87%	\$548,400	1.41
44	408 Richmond Avenue	Colonial	5	3.1	26	\$795,000	\$795,000	\$780,000	98.11%	\$511,500	1.52
45	76 Durand Road	Colonial	3	1.2	16	\$810,000	\$789,000	\$789,000	100.00%	\$637,500	1.24
46	98 S Collinwood Road	Tudor	3	3.1	22	\$749,000	\$749,000	\$810,000	108.14%	\$595,800	1.36
47	39 Euclid Avenue	Meditter	4	3.2	15	\$850,000	\$850,000	\$850,000	100.00%	\$719,100	1.18
48	11 Claremont Drive	Colonial	6	3.1	56	\$899,000	\$875,000	\$869,000	99.31%	\$682,200	1.27
49	28 North Crescent	Colonial	5	3.2	13	\$879,000	\$879,000	\$931,000	105.92%	\$659,900	1.41
50	16 Lenox Place	Colonial	5	2.1	9	\$880,000	\$880,000	\$960,000	109.09%	\$652,100	1.47

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51	33 Hickory Drive	Victorian	5	2.1	10	\$829,000	\$829,000	\$975,000	117.61%	\$646,100	1.51
52	35 Curtis Place	Colonial	4	2.2	13	\$850,000	\$850,000	\$1,030,000	121.18%	\$700,200	1.47
53	17 Curtis Place	Colonial	6	3.2	28	\$1,095,000	\$1,095,000	\$1,149,000	104.93%	\$876,400	1.31
54	566 Ridgewood Road	Colonial	8	4.0	10	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$768,300	1.69
AVERAGE					35	\$559,731	\$553,030	\$582,908	104.73%		1.37

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 67
Average List Price: \$471,376
Average Days on Market: 63

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 94
Average List Price: \$501,687
Average Days on Market: 38

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							40
List Price	\$616,188	\$462,211	\$406,800	\$535,675	\$574,137	\$553,030							\$534,936
Sales Price	\$613,719	\$462,756	\$427,719	\$548,703	\$604,340	\$582,908							\$554,266
Sales Price as a % of List Price	98.72%	99.38%	103.71%	101.77%	104.21%	104.73%							102.78%
Sales Price to	1.28	1.23	1.22	1.28	1.47	1.37							1.33
# Units Sold	16	18	16	32	27	54							163
Active Listings	45	47	73	59	58	67							58
Under Contracts	41	59	76	101	116	94							81

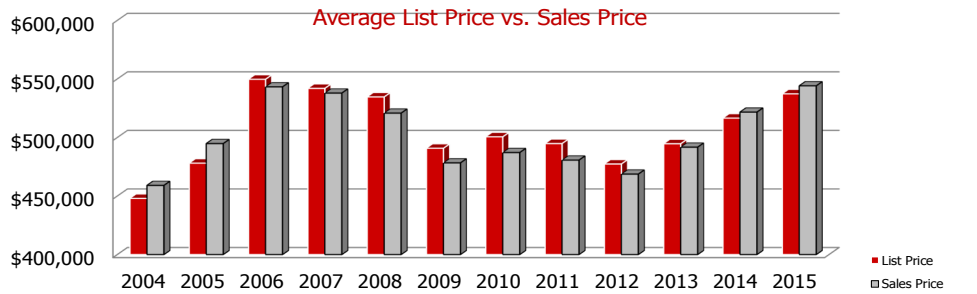
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	36	40	12.93%
Sales Price	\$542,642	\$554,266	2.14%
Assessed Value to Sales Price	1.27	1.33	5.05%



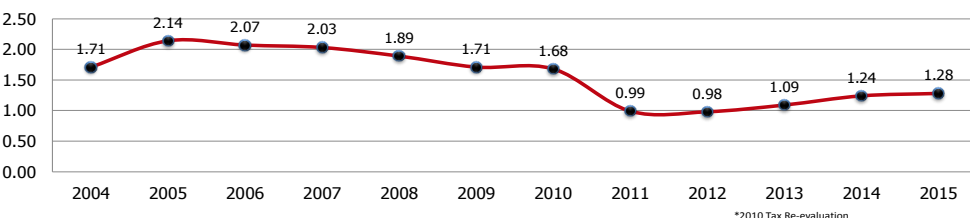
	2015	2016	% Change
# Units Sold	150	163	8.67%
Active Listings	77	67	-12.99%
Under Contracts	85	94	10.59%

Maplewood Yearly Market Trends

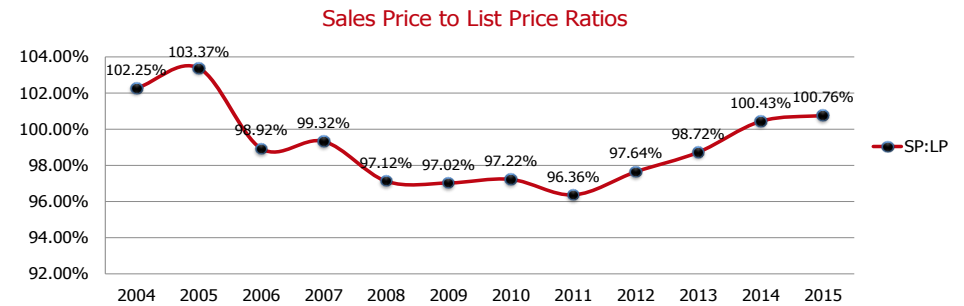


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125

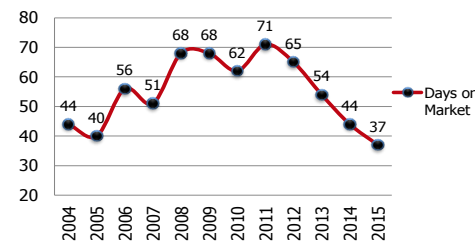
Sales Price to Assessed Value Ratio



Maplewood Monthly Market Trends



Average Days on Market



Number of Units Sold

