

# Maplewood

## March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	75 Hughes Street	Colonial	2	1.1	53	\$250,000	\$200,000	\$128,000	64.00%	\$184,800	0.69
2	7 Marion Terrace	Colonial	3	1.0	257	\$225,000	\$194,900	\$180,000	92.36%	\$224,300	0.80
3	20 Manley Terrace	Colonial	3	1.1	34	\$193,000	\$193,000	\$220,000	113.99%	\$350,700	0.63
4	101 Tuscan Road	Colonial	3	1.1	0	\$200,000	\$200,000	\$250,000	125.00%	\$345,000	0.72
5	87 Jacoby Street	CapeCod	3	2.0	40	\$275,000	\$275,000	\$290,000	105.45%	\$183,700	1.58
6	616 S Orange Avenue 5H	HighRise	2	2.0	171	\$399,000	\$339,000	\$328,000	96.76%	\$236,900	1.38
7	175 Parker Avenue	CapeCod	4	4.0	53	\$390,000	\$379,900	\$371,500	97.79%	\$325,800	1.14
8	7 Colgate Road	Colonial	3	1.1	11	\$425,000	\$425,000	\$421,000	99.06%	\$479,500	0.88
9	249 Elmwood Avenue	Victorian	4	2.0	32	\$399,000	\$375,000	\$421,000	112.27%	\$243,300	1.73
10	77 Lexington Avenue	Bungalow	3	2.0	23	\$375,000	\$375,000	\$425,000	113.33%	\$247,900	1.71
11	13 Boyden Avenue	Colonial	3	3.0	136	\$443,000	\$439,999	\$430,000	97.73%	\$381,100	1.13
12	23 Broadview Avenue	Colonial	3	1.1	8	\$459,000	\$459,000	\$470,000	102.40%	\$377,800	1.24
13	14 Broadview Avenue	Colonial	3	1.1	14	\$529,000	\$529,000	\$605,000	114.37%	\$372,500	1.62
14	130 Oakland Road	Colonial	4	2.2	27	\$599,000	\$599,000	\$654,000	109.18%	\$570,800	1.15
15	98 Oakland Road	Colonial	4	3.2	0	\$725,000	\$725,000	\$725,000	100.00%	\$457,300	1.59
16	17 Colonial Terrace	Colonial	5	3.1	19	\$800,000	\$800,000	\$925,000	115.63%	\$631,100	1.47
AVERAGE					55	\$417,875	\$406,800	\$427,719	103.71%		1.22

### ***“ACTIVE”*** LISTINGS IN MAPLEWOOD

**Number of Units:** 73  
**Average List Price:** \$525,752  
**Average Days on Market:** 60

### ***“UNDER CONTRACT”*** LISTINGS IN MAPLEWOOD

**Number of Units:** 76  
**Average List Price:** \$510,147  
**Average Days on Market:** 34

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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 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										52
List Price	\$616,188	\$462,211	\$406,800										\$493,752
Sales Price	\$613,719	\$462,756	\$427,719										\$499,852
Sales Price as a % of List Price	98.72%	99.38%	103.71%										100.55%
Sales Price to Assessed Value	1.28	1.23	1.22										1.24
# Units Sold	16	18	16										50
Active Listings	45	47	73										55
Under Contracts	41	59	76										59

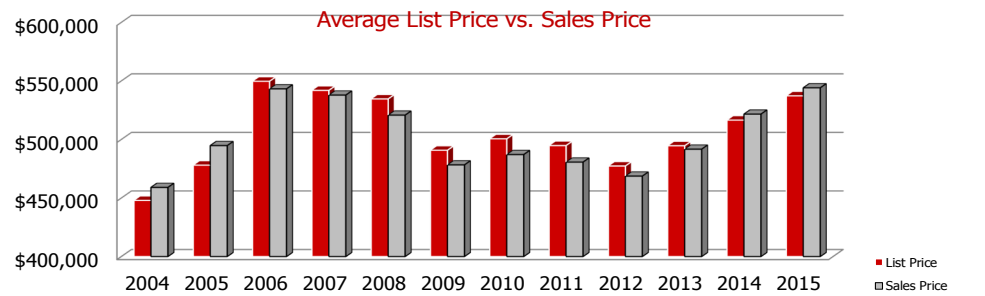
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	41	52	26.35%
Sales Price	\$513,412	\$499,852	-2.64%
Assessed Value to Sales Price	1.21	1.24	3.11%

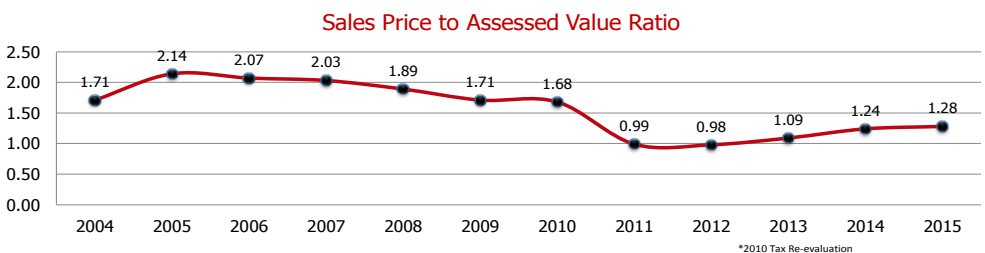


	2015	2016	% Change
# Units Sold	60	50	-16.67%
Active Listings	61	73	19.67%
Under Contracts	79	76	-3.80%

## 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

