

Maplewood

May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	134-A Boyden Avenue	OneFloor	1	1.0	0	\$115,000	\$115,000	\$115,000	100.00%	\$98,800	1.16
2	43 Meadowbrook Place	MultiFlr	1	1.0	17	\$125,000	\$125,000	\$140,000	112.00%	\$82,300	1.70
3	58 Peachtree Road	Colonial	2	2.0	125	\$199,900	\$165,000	\$165,000	100.00%	\$205,600	0.80
4	233 Burnett Avenue	Colonial	3	1.1	20	\$215,000	\$215,000	\$201,000	93.49%	\$284,900	0.71
5	465-73 Valley Street	HighRise	2	2.0	83	\$259,900	\$259,900	\$237,500	91.38%	\$151,000	1.57
6	106 Woodside Road	Colonial	3	1.1	17	\$349,000	\$349,000	\$349,000	100.00%	\$198,700	1.76
7	109 Midland Boulevard	Colonial	3	1.1	8	\$384,900	\$384,900	\$386,000	100.29%	\$298,000	1.30
8	153 Midland Boulevard	Colonial	3	1.1	23	\$369,900	\$369,900	\$388,000	104.89%	\$213,600	1.82
9	42 Boyden Parkway	Colonial	4	1.1	39	\$390,000	\$375,000	\$405,000	108.00%	\$263,900	1.53
10	65 Hillcrest Road	Colonial	3	1.2	10	\$429,000	\$429,000	\$429,929	100.22%	\$266,900	1.61
11	25 Peachtree Road	Colonial	4	2.1	14	\$439,000	\$439,000	\$456,000	103.87%	\$229,800	1.98
12	98 Harvard Avenue	Colonial	4	1.1	19	\$499,000	\$499,000	\$510,000	102.20%	\$370,000	1.38
13	27 Jefferson Avenue	Bi-Level	3	2.1	8	\$550,000	\$550,000	\$575,000	104.55%	\$449,500	1.28
14	13 Rynda Road	Colonial	4	1.2	9	\$525,000	\$525,000	\$603,138	114.88%	\$343,700	1.75
15	75 Plymouth Avenue	Colonial	4	2.1	0	\$599,000	\$599,000	\$625,000	104.34%	\$491,700	1.27
16	461 Richmond Avenue	Colonial	3	2.1	16	\$669,000	\$669,000	\$702,000	104.93%	\$496,200	1.41
17	669 Prospect Street	Colonial	5	2.1	15	\$699,000	\$699,000	\$703,100	100.59%	\$467,200	1.50
18	475 Elmwood Avenue	Victorian	5	1.1	20	\$679,000	\$679,000	\$710,000	104.57%	\$517,000	1.37
19	21 Courter Avenue	Colonial	3	1.1	17	\$629,000	\$629,000	\$725,000	115.26%	\$413,900	1.75
20	17 Burr Road	Colonial	4	3.2	15	\$699,000	\$699,000	\$761,000	108.87%	\$446,800	1.70

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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	449 Richmond Avenue	Colonial	5	3.1	15	\$779,000	\$779,000	\$765,000	98.20%	\$493,900	1.55
22	26 Mountain Avenue	Colonial	4	4.1	9	\$830,000	\$830,000	\$851,500	102.59%	\$673,500	1.26
23	712 Prospect Street	Colonial	4	3.1	9	\$749,000	\$749,000	\$860,000	114.82%	\$563,900	1.53
24	49 Collinwood Road	Colonial	5	3.2	9	\$895,000	\$895,000	\$931,500	104.08%	\$652,200	1.43
25	15 Woodhill Drive	Colonial	4	4.1	12	\$945,000	\$945,000	\$945,000	100.00%	\$793,000	1.19
26	20 Hickory Drive	Victorian	6	3.1	14	\$1,250,000	\$1,250,000	\$1,377,500	110.20%	\$785,300	1.75
27	438 Walton Road	Colonial	6	3.2	16	\$1,279,000	\$1,279,000	\$1,400,000	109.46%	\$825,000	1.70
AVERAGE					21	\$575,985	\$574,137	\$604,340	104.21%		1.47

“ACTIVE” LISTINGS IN MAPLEWOOD

Number of Units: 58
Average List Price: \$517,628
Average Days on Market: 62

“UNDER CONTRACT” LISTINGS IN MAPLEWOOD

Number of Units: 116
Average List Price: \$508,160
Average Days on Market: 38

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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								43
List Price	\$616,188	\$462,211	\$406,800	\$535,675	\$574,137								\$525,972
Sales Price	\$613,719	\$462,756	\$427,719	\$548,703	\$604,340								\$540,076
Sales Price as a % of List Price	98.72%	99.38%	103.71%	101.77%	104.21%								101.82%
Sales Price to Assessed Value	1.28	1.23	1.22	1.28	1.47								1.31
# Units Sold	16	18	16	32	27								109
Active Listings	45	47	73	59	58								56
Under Contracts	41	59	76	101	116								79

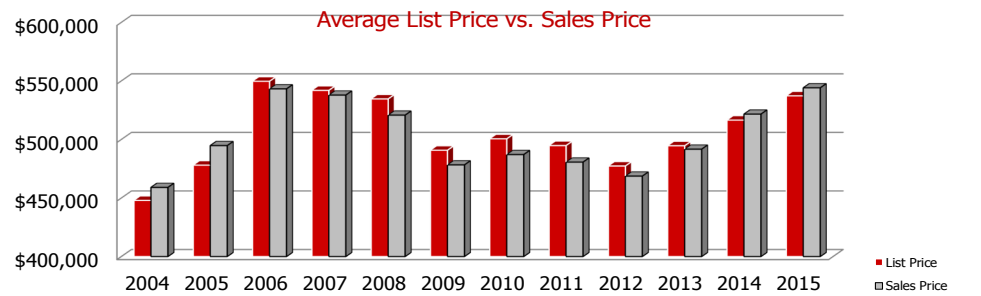
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	39	43	10.39%
Sales Price	\$531,297	\$540,076	1.65%
Assessed Value to Sales Price	1.25	1.31	4.98%

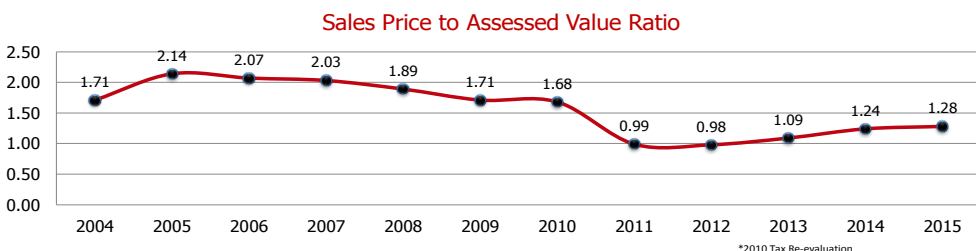


	2015	2016	% Change
# Units Sold	110	109	-0.91%
Active Listings	83	58	-30.12%
Under Contracts	96	116	20.83%

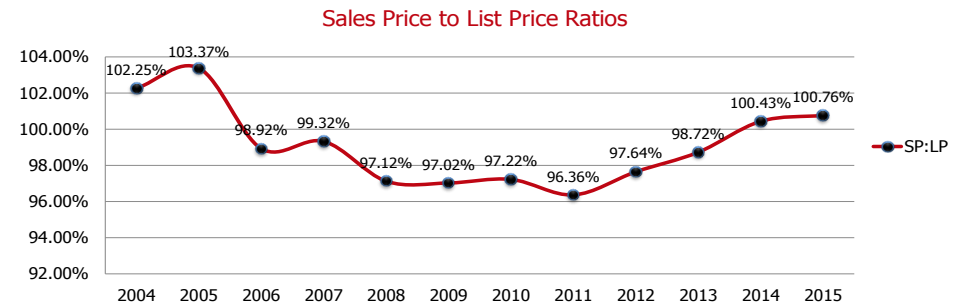
Maplewood Yearly Market Trends



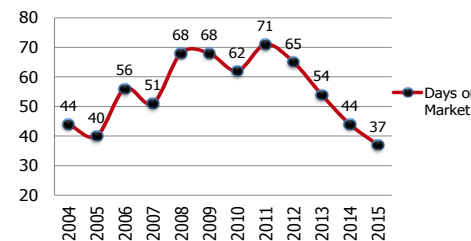
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125



Maplewood Monthly Market Trends



Average Days on Market



Number of Units Sold

