

# Maplewood

## November 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Harding Street	CapeCod	2	1.1	53	\$259,900	\$259,900	\$244,000	93.88%	\$174,500	1.40
2	1677 Springfield Avenue 9	OneFloor	2	1.1	98	\$264,900	\$264,900	\$247,500	93.43%	\$241,100	1.03
3	32 Oregon Street HSE 28	Colonial	3	1.1	25	\$359,000	\$359,000	\$350,000	97.49%	\$280,500	1.25
4	56 Peachtree Road	Colonial	2	2.1	52	\$439,000	\$399,900	\$380,000	95.02%	\$205,600	1.85
5	26-36 Union Avenue	Colonial	3	3.1	11	\$429,000	\$429,000	\$450,000	104.90%	\$230,600	1.95
6	81 Boyden Avenue	Tudor	4	2.1	14	\$489,000	\$489,000	\$489,000	100.00%	\$360,600	1.36
7	6 Amherst Court	Colonial	5	2.1	96	\$525,000	\$500,000	\$495,000	99.00%	\$371,200	1.33
8	60 Midland Boulevard	Tudor	3	1.1	9	\$475,000	\$475,000	\$565,000	118.95%	\$414,100	1.36
9	19 Wellesley Road	Tudor	4	1.2	15	\$529,000	\$529,000	\$571,000	107.94%	\$445,000	1.28
10	8 Edgewood Place	Colonial	4	3.0	78	\$625,000	\$599,000	\$595,000	99.33%	\$478,000	1.24
11	50 Kensington Terrace	Colonial	3	1.1	13	\$560,000	\$560,000	\$600,000	107.14%	\$371,000	1.62
12	36 Plymouth Avenue	Colonial	4	1.1	17	\$575,000	\$575,000	\$605,000	105.22%	\$394,200	1.53
13	82 Courter Avenue	Colonial	5	3.0	20	\$639,000	\$639,000	\$627,500	98.20%	\$500,900	1.25
14	48 Kensington Terrace	Colonial	4	2.1	13	\$619,000	\$619,000	\$632,500	102.18%	\$521,500	1.21
15	21 Yale Street	Colonial	4	1.1	11	\$600,000	\$600,000	\$660,000	110.00%	\$453,800	1.45
16	21 Curtis Place	Colonial	5	3.1	20	\$729,000	\$699,000	\$685,000	98.00%	\$680,900	1.01
17	123 Oakland Road	Colonial	4	2.2	13	\$750,000	\$750,000	\$750,000	100.00%	\$680,500	1.10
AVERAGE					33	\$521,576	\$514,512	\$526,265	101.80%		1.37

### ***"ACTIVE"*** LISTINGS IN MAPLEWOOD

Number of Units: 48  
 Average List Price: \$468,233  
 Average Days on Market: 68

### ***"UNDER CONTRACT"*** LISTINGS IN MAPLEWOOD

Number of Units: 60  
 Average List Price: \$434,367  
 Average Days on Market: 53

# 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	40	41	24	33		36
List Price	\$616,188	\$462,211	\$406,800	\$535,675	\$574,137	\$553,030	\$594,334	\$516,810	\$534,785	\$482,926	\$514,512		\$536,145
Sales Price	\$613,719	\$462,756	\$427,719	\$548,703	\$604,340	\$582,908	\$607,377	\$517,527	\$559,830	\$488,622	\$526,265		\$551,253
Sales Price as a % of List Price	98.72%	99.38%	103.71%	101.77%	104.21%	104.73%	102.19%	100.36%	103.71%	102.89%	101.80%		102.42%
Sales Price to Assessed Value	1.28	1.23	1.22	1.28	1.47	1.37	1.36	1.35	1.44	1.32	1.37		1.35
# Units Sold	16	18	16	32	27	54	45	41	27	23	17		316
Active Listings	45	47	73	59	58	67	57	62	44	44	48		55
Under Contracts	41	59	76	101	116	94	72	46	58	61	60		71

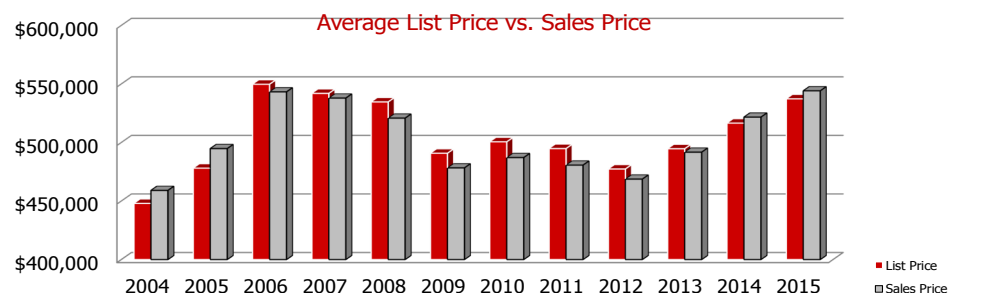
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	36	36	1.53%
Sales Price	\$549,346	\$551,253	0.35%
Assessed Value to Sales Price	1.27	1.35	5.88%

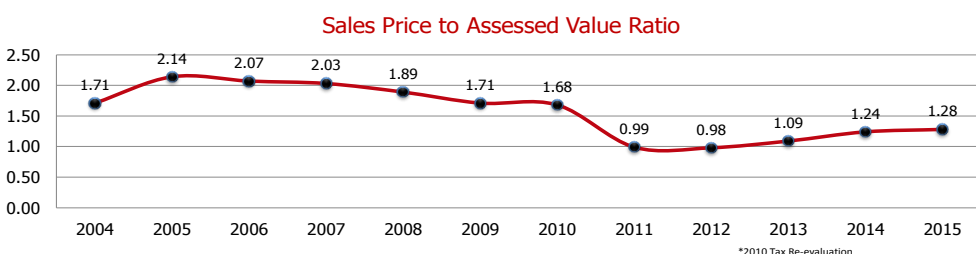


	2015	2016	% Change
# Units Sold	291	316	8.59%
Active Listings	57	48	-15.79%
Under Contracts	59	60	1.69%

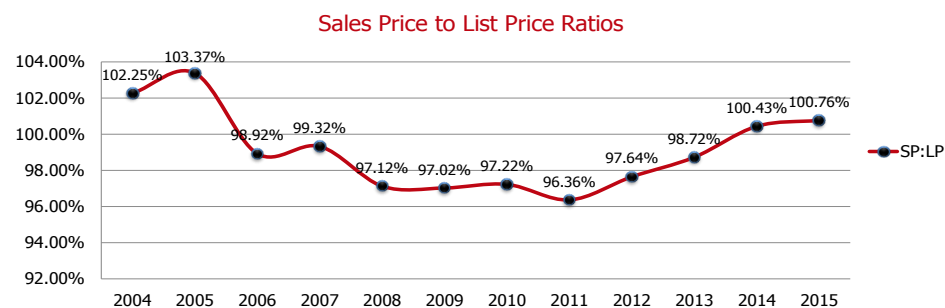
## Maplewood Yearly Market Trends



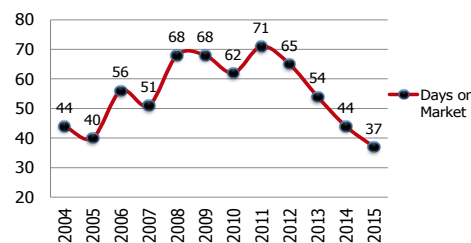
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125



## Maplewood Monthly Market Trends



### Average Days on Market



### Number of Units Sold

