

Maplewood

October 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	323 Boyden Avenue	Fixer Up- per	2	1.0	25	\$65,900	\$65,900	\$61,805	93.79%	\$173,800	0.36
2	64-B Meadowbrook Place	MultiFlr	2	1.0	35	\$165,000	\$159,900	\$149,900	93.75%	\$116,700	1.28
3	465-73 Valley Street 6D	OneFloor	1	1.0	16	\$150,000	\$150,000	\$162,500	108.33%	\$117,700	1.38
4	29 Van Ness Terrace	Colonial	4	1.1	31	\$140,000	\$140,000	\$198,000	141.43%	\$219,300	0.90
5	81 Hillcrest Road	Colonial	2	2.0	21	\$209,000	\$209,000	\$224,700	107.51%	\$196,600	1.14
6	616 S Orange Avenue C0PH8	HighRise	1	1.1	70	\$254,900	\$254,900	\$225,000	88.27%	\$322,200	0.70
7	11 Porter Road	Colonial	3	2.0	9	\$324,900	\$324,900	\$345,000	106.19%	\$251,500	1.37
8	73 Rutgers Street	Colonial	3	1.0	12	\$329,000	\$329,000	\$346,000	105.17%	\$221,600	1.56
9	145 Franklin Avenue	Colonial	3	1.0	0	\$325,000	\$325,000	\$350,000	107.69%	\$199,000	1.76
10	1 Winthrop Place	Colonial	5	2.1	7	\$410,000	\$410,000	\$415,000	101.22%	\$462,800	0.90
11	20 Manley Terrace	Colonial	3	1.1	41	\$479,900	\$479,900	\$494,900	103.13%	\$350,700	1.41
12	148 Oakview Avenue	Colonial	3	1.1	16	\$529,000	\$529,000	\$522,000	98.68%	\$464,900	1.12
13	22 Salter Place	Colonial	4	2.0	24	\$499,000	\$499,000	\$525,000	105.21%	\$466,000	1.13
14	7 Burroughs Way	Colonial	4	1.2	27	\$599,900	\$549,900	\$530,000	96.38%	\$473,800	1.12
15	54 S Mountain Avenue	Colonial	3	1.0	21	\$569,000	\$549,000	\$540,000	98.36%	\$439,300	1.23
16	109 Midland Boulevard	Colonial	3	2.1	0	\$579,900	\$579,900	\$580,000	100.02%	\$298,000	1.95
17	175 Parker Avenue	Colonial	4	3.1	30	\$639,000	\$639,000	\$617,500	96.64%	\$325,800	1.90
18	36 W Parker Avenue	Colonial	3	1.1	15	\$545,000	\$545,000	\$621,000	113.94%	\$315,400	1.97
19	66 Maple Avenue	Colonial	4	3.0	36	\$715,000	\$685,000	\$692,000	101.02%	\$425,000	1.63
20	31 Collinwood Road	Colonial	4	1.2	13	\$699,000	\$699,000	\$721,000	103.15%	\$551,700	1.31
21	17 Dehart Road	Colonial	5	2.1	47	\$789,000	\$699,000	\$727,000	104.01%	\$548,500	1.33
22	134 Wyoming Avenue	Colonial	5	4.2	9	\$990,000	\$990,000	\$990,000	100.00%	\$687,400	1.44
23	45 Hickory Drive	Colonial	6	3.1	44	\$1,295,000	\$1,295,000	\$1,200,000	92.66%	\$829,000	1.45
AVERAGE					24	\$491,409	\$482,926	\$488,622	102.89%		1.32

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: **44**
 Average List Price: **\$468,475**
 Average Days on Market: **68**

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: **61**
 Average List Price: **\$464,202**
 Average Days on Market: **50**

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			36
List Price	\$616,188	\$462,211	\$406,800	\$535,675	\$574,137	\$553,030	\$594,334	\$516,810	\$534,785	\$482,926			\$537,375
Sales Price	\$613,719	\$462,756	\$427,719	\$548,703	\$604,340	\$582,908	\$607,377	\$517,527	\$559,830	\$488,622			\$552,674
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%			102.45%
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			1.35
# Units Sold	16	18	16	32	27	54	45	41	27	23			299
Active Listings	45	47	73	59	58	67	57	62	44	44			56
Under Contracts	41	59	76	101	116	94	72	46	58	61			72

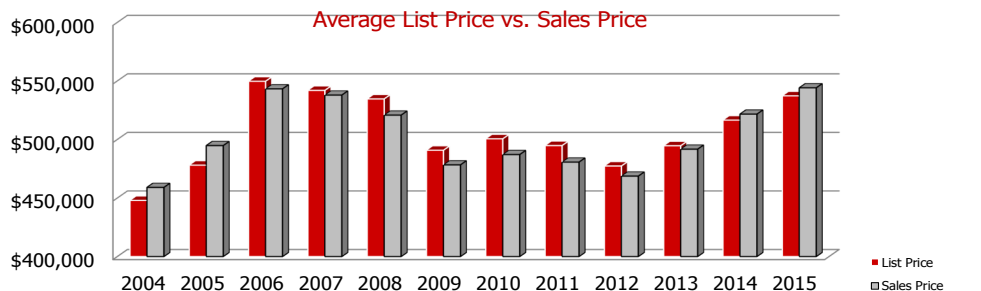
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	36	36	0.96%
Sales Price	\$549,801	\$552,674	0.52%
Assessed Value to Sales Price	1.27	1.35	6.18%



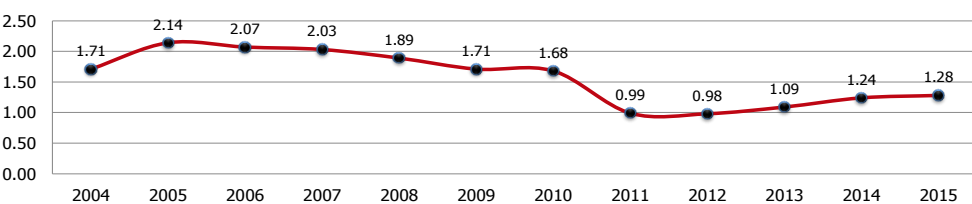
	2015	2016	% Change
# Units Sold	270	299	10.74%
Active Listings	72	44	-38.89%
Under Contracts	49	61	24.49%

Maplewood Yearly Market Trends



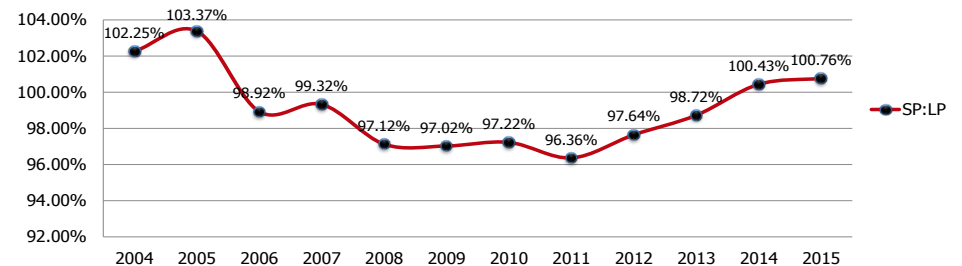
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125

Sales Price to Assessed Value Ratio

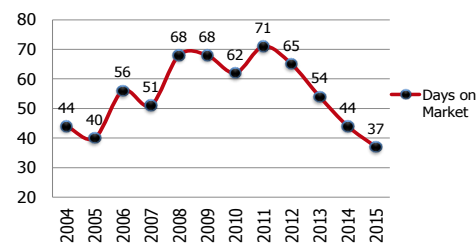


Maplewood Monthly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

