

Maplewood

September 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	66 Hughes Street	Colonial	3	1.0	199	\$215,000	\$215,000	\$185,000	86.05%	\$186,900	0.99
2	179 Franklin Avenue	Bungalow	2	1.0	30	\$179,900	\$179,900	\$195,000	108.39%	\$143,600	1.36
3	29 Harding Street	Colonial	2	2.0	32	\$240,000	\$240,000	\$243,000	101.25%	\$186,200	1.31
4	465-73 Valley	OneFloor	2	2.0	86	\$259,900	\$259,900	\$260,000	100.04%	\$149,300	1.74
5	41 Princeton Street	CapeCod	4	2.0	98	\$349,000	\$349,000	\$362,000	103.72%	\$241,500	1.50
6	41 Wellesley Street	CapeCod	4	2.0	34	\$389,000	\$389,000	\$389,000	100.00%	\$224,200	1.74
7	75 Hughes Street	Colonial	3	2.2	24	\$399,000	\$399,000	\$389,000	97.49%	\$184,800	2.10
8	56 Hilton Avenue	Colonial	5	3.1	114	\$405,000	\$419,500	\$415,000	98.93%	\$389,400	1.07
9	616 S Orange Avenue C0PH7	HighRise	1	3.1	58	\$449,900	\$429,900	\$429,900	100.00%	\$771,200	0.56
10	161 Oakland Road	Colonial	3	1.1	11	\$469,000	\$469,000	\$499,000	106.40%	\$431,800	1.16
11	25 Bowdoin Street	Tudor	5	1.1	43	\$515,000	\$515,000	\$512,500	99.51%	\$476,400	1.08
12	12 Wetmore Avenue	Colonial	4	2.1	9	\$449,000	\$449,000	\$530,000	118.04%	\$254,800	2.08
13	150 Indiana Street	Colonial	4	2.0	28	\$498,000	\$519,000	\$535,000	103.08%	\$430,700	1.24
14	85 Oakland Road	Colonial	3	1.1	37	\$550,000	\$550,000	\$540,000	98.18%	\$379,500	1.42
15	48 Maplewood Avenue	Colonial	4	2.2	16	\$550,000	\$550,000	\$568,000	103.27%	\$439,300	1.29
16	4 Girard Place	Colonial	3	3.1	27	\$639,000	\$590,000	\$585,000	99.15%	\$494,900	1.18
17	21 Rutgers Street	Colonial	3	1.1	9	\$575,000	\$575,000	\$600,000	104.35%	\$425,200	1.41
18	69 Oakland Road	Colonial	4	1.1	15	\$575,000	\$575,000	\$610,000	106.09%	\$415,200	1.47
19	42687 Maplewood Avenue	Colonial	3	2.0	44	\$699,000	\$599,000	\$631,000	105.34%	\$353,700	1.78
20	59 Salter Place	Colonial	3	1.1	16	\$639,000	\$649,000	\$680,000	104.78%	\$426,700	1.59

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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	85 Oakview Avenue	Colonial	4	2.2	0	\$699,000	\$699,000	\$708,000	101.29%	\$465,900	1.52
22	547 Prospect Street	Colonial	3	2.1	74	\$645,000	\$645,000	\$740,000	114.73%	\$493,900	1.50
23	12 Lincoln Place	Colonial	4	2.1	23	\$750,000	\$750,000	\$740,000	98.67%	\$474,300	1.56
24	90 Durand Road	Custom	4	2.1	11	\$750,000	\$750,000	\$844,000	112.53%	\$560,600	1.51
25	5 Claremont Avenue	Colonial	5	3.1	14	\$850,000	\$850,000	\$915,000	107.65%	\$553,000	1.65
26	9 Warner Road	Colonial	6	3.1	36	\$975,000	\$949,000	\$960,000	101.16%	\$749,500	1.28
27	6 Crestwood Drive	Colonial	5	4.0	11	\$875,000	\$875,000	\$1,050,000	120.00%	\$629,200	1.67
AVERAGE					41	\$540,322	\$534,785	\$559,830	103.71%		1.44

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 44
Average List Price: \$448,927
Average Days on Market: 80

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 58
Average List Price: \$459,594
Average Days on Market: 43

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				38
List Price	\$616,188	\$462,211	\$406,800	\$535,675	\$574,137	\$553,030	\$594,334	\$516,810	\$534,785				\$541,913
Sales Price	\$613,719	\$462,756	\$427,719	\$548,703	\$604,340	\$582,908	\$607,377	\$517,527	\$559,830				\$558,012
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%				102.42%
Sales Price to Assessed Value	1.28	1.23	1.22	1.28	1.47	1.37	1.36	1.35	1.44				1.35
# Units Sold	16	18	16	32	27	54	45	41	27				276
Active Listings	45	47	73	59	58	67	57	62	44				57
Under Contracts	41	59	76	101	116	94	72	46	58				74

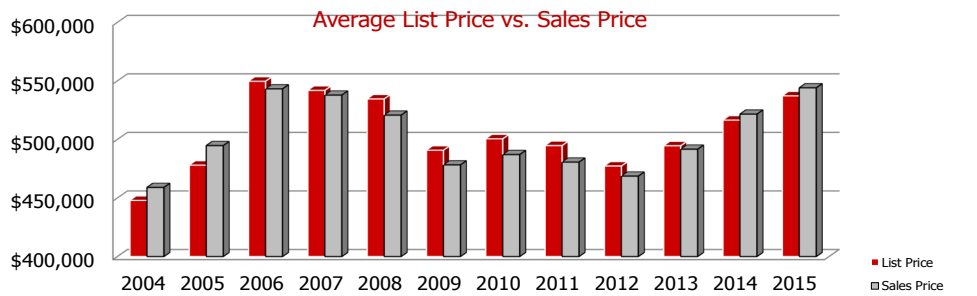
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	35	38	8.26%
Sales Price	\$562,009	\$558,012	-0.71%
Assessed Value to Sales Price	1.28	1.35	5.61%



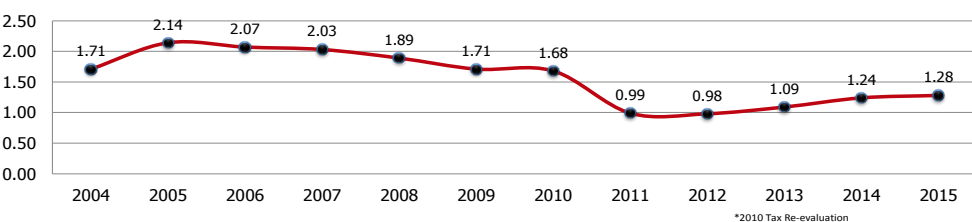
	2015	2016	% Change
# Units Sold	250	276	10.40%
Active Listings	76	44	-42.11%
Under Contracts	50	58	16.00%

Maplewood Yearly Market Trends



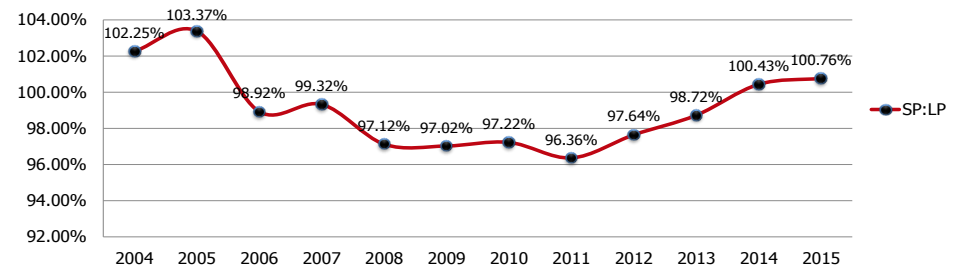
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125

Sales Price to Assessed Value Ratio

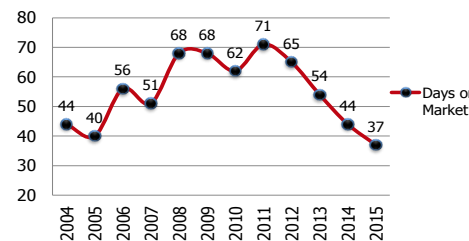


Maplewood Monthly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

