

Maplewood

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 Berkeley Street	Colonial	3	2.0	466	\$150,000	\$100,000	\$90,000	90.00%	\$191,400	0.47
2	30-A Meadowbrook Place	OneFloor	1	1.0	221	\$119,500	\$119,500	\$100,000	83.68%	\$85,600	1.17
3	295-A Elmwood Avenue	MultiFlr	2	1.0	25	\$124,900	\$124,900	\$115,000	92.07%	\$163,000	0.71
4	660-666 Irvington Avenue	TwnEndUn	2	1.1	21	\$129,900	\$129,900	\$133,000	102.39%	\$153,800	0.86
5	1677 Springfield Avenue #18	OneFloor	2	2.0	104	\$278,900	\$234,900	\$236,833	100.82%	\$249,900	0.95
6	220 Laurel Avenue	Colonial	3	1.1	23	\$249,000	\$249,000	\$265,000	106.43%	\$293,800	0.90
7	155 Lexington Avenue	Bungalow	4	2.1	6	\$350,000	\$350,000	\$280,000	80.00%	\$272,300	1.03
8	96 Union Avenue	Colonial	3	1.1	59	\$308,900	\$308,900	\$320,500	103.76%	\$339,000	0.95
9	50 Menzel Avenue	Colonial	3	2.0	42	\$359,000	\$359,000	\$349,000	97.21%	\$340,100	1.03
10	12 Marion Place	Colonial	4	1.1	50	\$379,990	\$377,000	\$371,000	98.41%	\$300,500	1.23
11	63 Wellesley Street	Colonial	3	2.0	103	\$450,000	\$400,000	\$375,000	93.75%	\$238,900	1.57
12	106 Boyden Avenue	Colonial	4	2.1	48	\$449,000	\$429,000	\$420,000	97.90%	\$355,000	1.18
13	6 Borden Terrace	Colonial	3	1.1	36	\$374,900	\$374,900	\$436,555	116.45%	\$500,700	0.87
14	18 Wellesley Street	Colonial	4	1.1	40	\$469,000	\$469,000	\$455,000	97.01%	\$308,800	1.47
15	86 Plymouth Avenue	Colonial	3	1.0	7	\$475,000	\$475,000	\$490,000	103.16%	\$473,500	1.03
16	21 Manley Terrace	Colonial	3	1.1	3	\$499,000	\$499,000	\$499,000	100.00%	\$357,100	1.40
17	664 Prospect Street	Colonial	5	2.2	57	\$545,000	\$545,000	\$520,000	95.41%	\$629,400	0.83
18	21 Warren Road	Colonial	4	3.0	1	\$520,000	\$520,000	\$530,000	101.92%	\$505,200	1.05
19	24 S Pierson Road	Colonial	4	2.1	101	\$629,000	\$569,000	\$535,000	94.02%	\$601,200	0.89
20	580 Summit Avenue	Colonial	3	2.1	14	\$569,000	\$569,000	\$575,000	101.05%	\$444,000	1.30
21	152 Garfield Place	Colonial	4	4.1	32	\$565,000	\$565,000	\$577,000	102.12%	\$474,400	1.22
22	58 Yale Street	Colonial	4	2.0	45	\$600,000	\$599,000	\$580,000	96.83%	\$523,400	1.11
23	25 Coolidge Road	Colonial	4	2.1	21	\$599,000	\$599,000	\$587,500	98.08%	\$418,000	1.41
24	106 Midland Boulevard	Colonial	4	3.0	20	\$619,000	\$619,000	\$615,000	99.35%	\$577,600	1.06
25	509 Richmond Avenue	Colonial	3	1.1	66	\$649,000	\$629,000	\$620,000	98.57%	\$439,900	1.41

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26	616 S Orange Avenue PH4	HighRise	2	2.1	77	\$695,000	\$695,000	\$625,000	89.93%	\$497,500	1.26
27	30 Kensington Terrace	Colonial	3	1.1	10	\$615,000	\$615,000	\$648,888	105.51%	\$550,700	1.18
28	20 Maple Terrace	Bungalow	4	3.0	19	\$629,000	\$629,000	\$700,000	111.29%	\$657,700	1.06
29	545 Prospect Street	Colonial	4	2.1	41	\$719,000	\$719,000	\$705,000	98.05%	\$578,700	1.22
30	699 Prospect Street	Colonial	5	2.1	38	\$749,000	\$710,000	\$712,000	100.28%	\$685,500	1.04
31	143 Oakview Avenue	Colonial	4	2.1	15	\$700,000	\$700,000	\$735,000	105.00%	\$583,200	1.26
32	54 Kendal Avenue	Colonial	4	2.1	15	\$699,000	\$699,000	\$801,000	114.59%	\$659,100	1.22
33	455 Walton Road	Colonial	5	3.1	13	\$775,000	\$775,000	\$832,000	107.35%	\$723,400	1.15
34	26 Washington Park	Colonial	3	1.1	11	\$825,000	\$825,000	\$900,000	109.09%	\$823,100	1.09
35	553 Summit Avenue	Colonial	4	3.2	14	\$895,000	\$895,000	\$927,000	103.58%	\$686,300	1.35
36	14 Lenox Place	Colonial	4	3.2	14	\$899,000	\$899,000	\$945,000	105.12%	\$841,200	1.12
37	84 Maplewood Avenue	Colonial	6	3.1	36	\$1,190,000	\$999,000	\$999,000	100.00%	\$799,100	1.25
38	57 Jefferson Avenue	Colonial	5	2.1	18	\$975,000	\$975,000	\$1,125,000	115.38%	\$822,000	1.37
39	468 Walton Road	Contemp	5	4.0	6	\$1,199,000	\$1,199,000	\$1,260,000	105.09%	\$829,000	1.52
40	54 Curtis Place	Tudor	4	3.1	23	\$1,295,000	\$1,295,000	\$1,272,500	98.26%	\$850,300	1.50
41	11 Clinton Avenue	Victorian	5	3.1	16	\$1,200,000	\$1,200,000	\$1,353,000	112.75%	\$1,061,000	1.28
AVERAGE					48	\$598,073	\$586,415	\$600,385	100.77%		1.15

"ACTIVE" Listings in Maplewood

Number of Units: 37
Average List Price: \$443,089
Average Days on Market: 83

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 47
Average List Price: \$529,651
Average Days on Market: 44

Maplewood 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24	67	69	42	34	23	29	32	41	30	25	48	37
List Price	\$588,494	\$489,056	\$485,971	\$602,420	\$677,366	\$622,250	\$599,429	\$564,107	\$455,967	\$538,693	\$696,145	\$586,415	\$582,541
Sales Price	\$593,463	\$502,416	\$502,710	\$651,430	\$708,613	\$660,050	\$612,265	\$571,027	\$462,676	\$548,170	\$716,025	\$600,385	\$601,993
Sales Price as a % of List Price	101.05%	102.62%	104.28%	111.13%	104.78%	105.38%	102.27%	101.09%	101.16%	100.08%	102.26%	100.77%	103.10%
Sales Price to Assessed Value	1.38	1.41	1.30	1.55	1.47	1.55	1.46	1.34	1.19	1.20	1.28	1.15	1.36
# Units Sold	17	16	24	27	32	42	39	42	21	27	20	41	348
Active Listings	34	52	53	58	62	53	50	56	62	50	42	37	51
Under Contracts	60	61	72	84	93	89	79	50	55	54	65	47	67

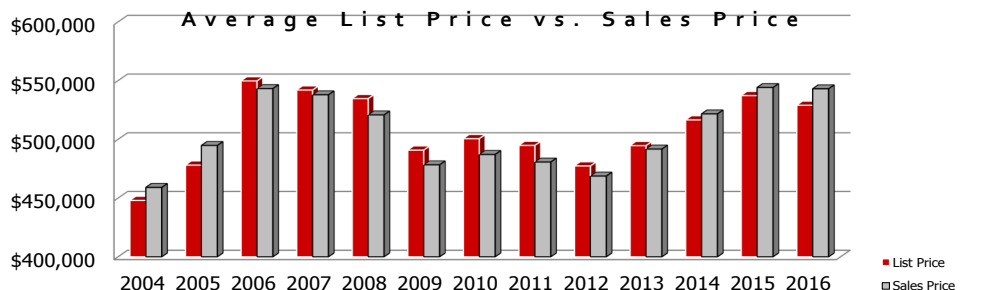
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	36.88	37.10	0.61%
Sales Price	\$543,053	\$601,993	10.85%
Sales Price to Assessed Value	1.35	1.36	0.91%

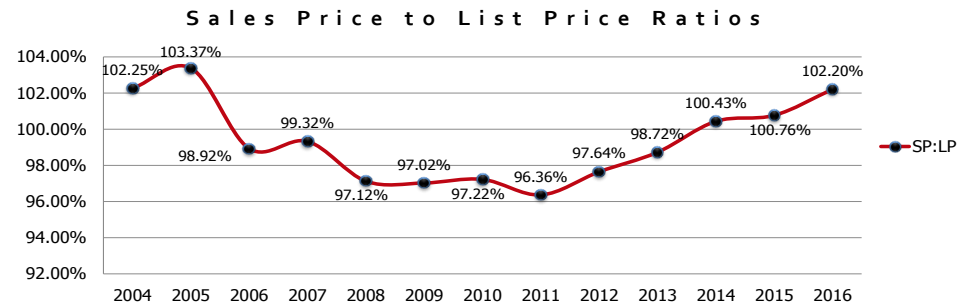


	2016	2017	% Change
# Units Sold	344	348	1.16%
Active Listings	38	37	-2.63%
Under Contracts	49	47	-4.08%

Maplewood Yearly Market Trends



Maplewood Monthly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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	\$528,990
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	\$543,053

