

Maplewood

October 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	55-A Newark Way	HalfDupl	2	1.0	37	\$186,500	\$186,500	\$150,000	80.43%	\$151,100	0.99
2	664 Irvington Avenue	TwnIntUn	2	1.1	14	\$175,000	\$175,000	\$157,000	89.71%	\$137,800	1.14
3	217 Parker Avenue	Colonial	3	1.0	1	\$199,500	\$199,500	\$200,000	100.25%	\$297,900	0.67
4	465-73 Valley Street	OneFloor	1	1.0	55	\$239,000	\$239,000	\$200,000	83.68%	\$133,000	1.50
5	37 Menzel Avenue	Colonial	3	2.1	26	\$299,000	\$299,000	\$299,000	100.00%	\$319,400	0.94
6	87 Union Avenue	CapeCod	3	1.0	13	\$310,000	\$310,000	\$320,000	103.23%	\$395,300	0.81
7	63 Broadview Avenue	Colonial	3	1.1	31	\$350,000	\$350,000	\$345,000	98.57%	\$440,800	0.78
8	35 Hughes Street	Colonial	3	1.1	58	\$399,000	\$399,000	\$390,000	97.74%	\$279,700	1.39
9	15 Overlook Terrace	Colonial	4	2.1	77	\$429,000	\$429,000	\$434,000	101.17%	\$441,500	0.98
10	32 Brookwood Drive	Colonial	3	3.0	74	\$549,888	\$499,900	\$489,000	97.82%	\$409,300	1.19
11	99 Hilton Avenue	Colonial	5	4.0	61	\$499,000	\$499,000	\$499,000	100.00%	\$394,100	1.27
12	22 Fernwood Road	Colonial	4	4.0	11	\$499,901	\$499,901	\$499,901	100.00%	\$318,900	1.57
13	16 Madison Avenue	Split Level	3	2.1	17	\$525,000	\$525,000	\$500,000	95.24%	\$467,600	1.07
14	27 Wetmore Avenue	Colonial	4	2.1	7	\$509,000	\$509,000	\$514,000	100.98%	\$440,600	1.17
15	16 Burroughs Way	Tudor	4	2.1	38	\$550,000	\$550,000	\$526,000	95.64%	\$516,200	1.02
17	163 Franklin Avenue	Colonial	4	2.1	9	\$499,900	\$499,900	\$530,000	106.02%	\$310,700	1.71
18	42 Essex Road	Split Level	3	2.1	13	\$548,000	\$548,000	\$555,000	101.28%	\$489,300	1.13
19	16 Yale Street	Colonial	4	1.2	22	\$589,000	\$589,000	\$575,000	97.62%	\$419,300	1.37
20	14 Carleton Court	Colonial	3	2.0	59	\$625,000	\$600,000	\$592,500	98.75%	\$407,200	1.46

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21	10 Norfolk Avenue	Colonial	4	2.1	11	\$625,000	\$625,000	\$625,000	100.00%	\$612,500	1.02
22	37 Park Avenue	Colonial	4	1.1	15	\$569,000	\$569,000	\$661,000	116.17%	\$560,800	1.18
23	3 Lewis Drive	Ranch	3	2.1	14	\$645,000	\$645,000	\$700,000	108.53%	\$627,000	1.12
24	126 Oakview Avenue	Colonial	3	2.1	13	\$649,000	\$649,000	\$750,000	115.56%	\$500,000	1.50
25	47 Jefferson Avenue	Colonial	5	3.1	9	\$850,000	\$850,000	\$925,000	108.82%	\$864,100	1.07
26	21 Maple Terrace	Colonial	5	3.1	70	\$995,000	\$950,000	\$925,000	97.37%	\$729,200	1.27
27	40 Oakview Avenue	Colonial	4	2.2	43	\$1,175,000	\$1,175,000	\$1,120,000	95.32%	\$664,300	1.69
28	12 Claremont Avenue	Victorian	6	3.2	12	\$1,175,000	\$1,175,000	\$1,319,190	112.27%	\$989,000	1.33
AVERAGE					30	\$543,137	\$538,693	\$548,170	100.08%		1.20

"ACTIVE" Listings in Maplewood

Number of Units: 50
Average List Price: \$525,612
Average Days on Market: 67

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 54
Average List Price: \$578,300
Average Days on Market: 42

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			36
List Price	\$588,494	\$489,056	\$485,971	\$602,420	\$677,366	\$622,250	\$599,429	\$564,107	\$455,967	\$538,693			\$574,071
Sales Price	\$593,463	\$502,416	\$502,710	\$651,430	\$708,613	\$660,050	\$612,265	\$571,027	\$462,676	\$548,170			\$594,276
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%			103.49%
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			1.40
# Units Sold	17	16	24	27	32	42	39	42	21	28			288
Active Listings	34	52	53	58	62	53	50	56	62	50			53
Under Contracts	60	61	72	84	93	89	79	50	55	54			70

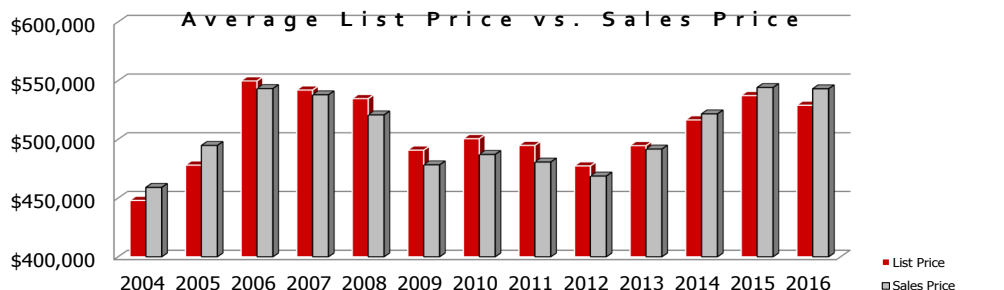
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	36	36	-0.44%
Sales Price	\$552,674	\$594,276	7.53%
Sales Price to Assessed Value	1.35	1.40	3.98%

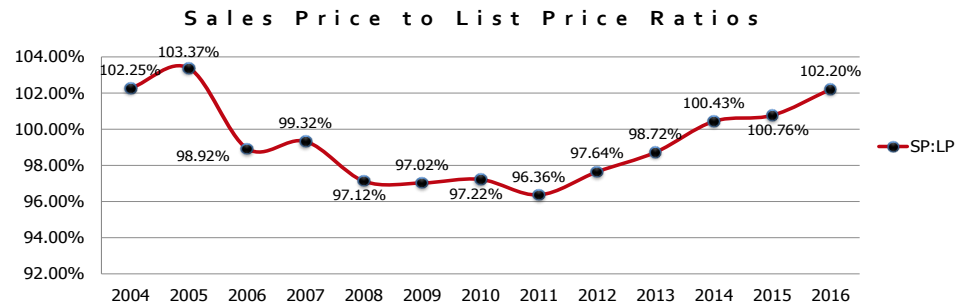


	2016	2017	% Change
# Units Sold	299	287	-4.01%
Active Listings	44	50	13.64%
Under Contracts	61	54	-11.48%

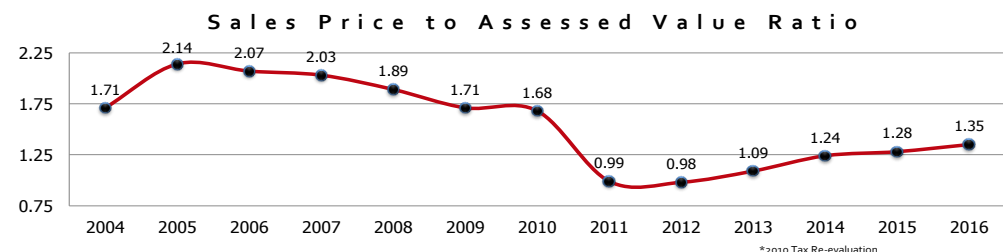
Maplewood Yearly Market Trends



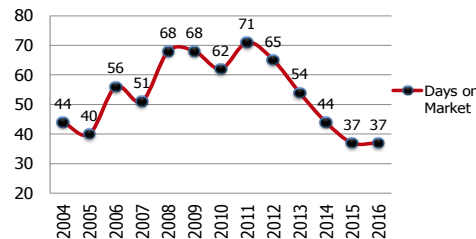
Maplewood Monthly Market Trends



	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



Average Days on Market



Number of Units Sold

