

Maplewood

February 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	13 Harding Street	Colonial	3	1.1	57	\$209,000	\$209,000	\$224,000	107.18%	\$212,700	1.05
2	806 Prospect Street	Colonial	3	1.0	46	\$230,000	\$230,000	\$237,000	103.04%	\$180,300	1.31
3	1677 Springfield Avenue 1	OneFloor	2	1.1	151	\$259,900	\$244,900	\$245,000	100.04%	\$244,100	1.00
4	9 Wetmore Avenue	Colonial	3	2.0	85	\$349,000	\$329,000	\$316,000	96.05%	\$214,000	1.48
5	221 Laurel Avenue	Aframe	3	1.1	51	\$369,900	\$324,995	\$325,000	100.00%	\$242,400	1.34
6	90 Hudson Avenue	Colonial	3	1.1	16	\$315,000	\$315,000	\$360,000	114.29%	\$387,800	0.93
7	52 Menzel Avenue	Colonial	3	2.1	23	\$415,000	\$415,000	\$410,000	98.80%	\$223,300	1.84
8	2 Melman Terrace	Colonial	3	2.1	19	\$425,000	\$425,000	\$438,000	103.06%	\$299,000	1.46
9	53 Highland Avenue	Split Level	3	1.1	87	\$569,000	\$549,000	\$555,000	101.09%	\$317,900	1.75
10	9 Lincoln Place	Colonial	3	1.1	1	\$545,000	\$545,000	\$577,150	105.90%	\$358,200	1.61
11	215 Wyoming Avenue	Colonial	6	3.1	366	\$775,000	\$675,000	\$606,000	89.78%	\$614,800	0.99
12	138 Midland Boulevard	CapeCod	3	2.0	21	\$590,000	\$590,000	\$622,000	105.42%	\$287,300	2.16
13	188 Oakland Road	Colonial	5	3.2	34	\$639,000	\$639,000	\$643,500	100.70%	\$505,400	1.27
14	15 Highland Place	Colonial	5	1.1	64	\$625,000	\$625,000	\$650,000	104.00%	\$462,900	1.40
15	6 Winthrop Place	Colonial	5	2.2	31	\$780,000	\$750,000	\$750,000	100.00%	\$549,800	1.36
16	27 Roosevelt Road	Colonial	6	3.1	12	\$959,000	\$959,000	\$1,080,000	112.62%	\$712,300	1.52
AVERAGE					67	\$503,425	\$489,056	\$502,416	102.62%		1.41

"ACTIVE" Listings in Maplewood

Number of Units: 52
Average List Price: \$529,031
Average Days on Market: 49

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 61
Average List Price: \$492,798
Average Days on Market: 61

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											44
List Price	\$588,494	\$489,056											\$540,282
Sales Price	\$593,463	\$502,416											\$549,319
Sales Price as a % of List Price	101.05%	102.62%											101.81%
Sales Price to Assessed Value	1.38	1.41											1.39
# Units Sold	17	16											33
Active Listings	34	52											43
Under Contracts	60	61											61

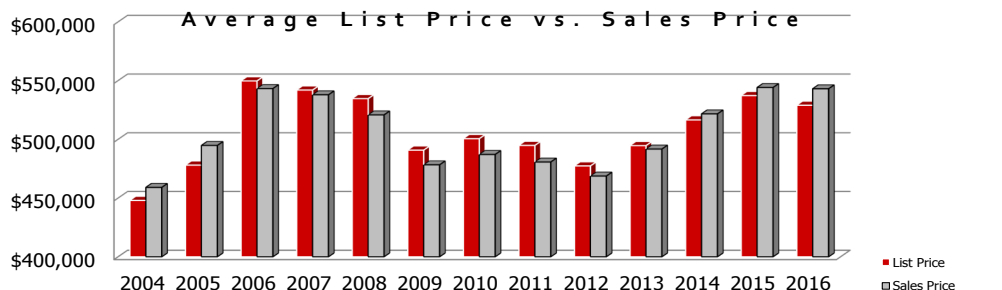
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	51	44	-12.70%
Sales Price	\$533,797	\$549,319	2.91%
Assessed Value to Sales Price	1.26	1.39	10.90%

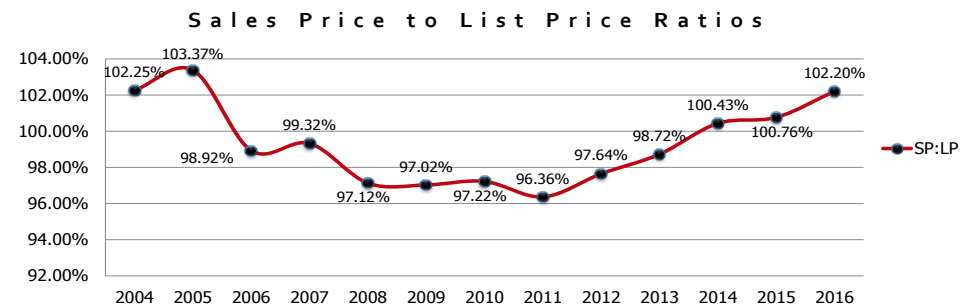


	2016	2017	% Change
# Units Sold	34	33	-2.94%
Active Listings	47	52	10.64%
Under Contracts	59	61	3.39%

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

