

# Maplewood

January 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Brown Street	Colonial	5	2.1	58	\$189,900	\$189,900	\$205,500	108.21%	\$214,800	0.96
2	416 Walton Road	Colonial	5	3.2	29	\$1,199,000	\$1,199,000	\$1,177,000	98.17%	\$870,200	1.35
3	20 Woodhill Drive	Colonial	6	3.1	30	\$750,000	\$750,000	\$737,500	98.33%	\$579,200	1.27
4	22 Hickory Drive	Victorian	8	2.2	28	\$1,175,000	\$1,175,000	\$1,175,000	100.00%	\$705,200	1.67
5	684 Irvington Avenue Unit 3	TwnEndUn	2	1.0	6	\$150,000	\$150,000	\$152,500	101.67%	\$146,000	1.04
6	23 Highland Place	Colonial	4	2.1	9	\$799,000	\$799,000	\$805,000	100.75%	\$560,500	1.44
7	16 Kensington Terrace	Colonial	4	1.1	13	\$524,500	\$524,500	\$565,000	107.72%	\$397,700	1.42
8	9 Marion Terrace	Colonial	3	1.0	33	\$273,000	\$273,000	\$247,000	90.48%	\$214,000	1.15
9	16 Berkshire Road	Colonial	3	2.1	24	\$450,000	\$450,000	\$450,000	100.00%	\$425,000	1.06
10	34 Crestwood Drive	Custom	4	2.2	13	\$729,000	\$729,000	\$779,375	106.91%	\$535,900	1.45
11	11 Evergreen Place	Tudor	3	2.1	33	\$639,000	\$599,000	\$620,000	103.51%	\$509,900	1.22
12	513 Richmond Avenue	Colonial	3	2.1	42	\$659,000	\$659,000	\$650,000	98.63%	\$463,000	1.40
13	44 Orchard Road	Colonial	3	2.0	17	\$525,000	\$525,000	\$520,000	99.05%	\$303,900	1.71
14	9 Peachtree Road	Colonial	4	2.1	32	\$499,000	\$485,000	\$470,000	96.91%	\$277,000	1.70
15	14 Highland Place Unit F	TwnEndUn	2	1.1	7	\$459,000	\$459,000	\$486,000	105.88%	\$331,600	1.47
16	447-449 Elmwood Avenue	Colonial	4	2.0	10	\$689,000	\$689,000	\$700,000	101.60%	\$458,500	1.53
17	11 Wellesley Street	Colonial	3	1.0	17	\$349,000	\$349,000	\$349,000	100.00%	\$212,900	1.64
AVERAGE					24	\$591,671	\$588,494	\$593,463	101.05%		1.38

## "ACTIVE" Listings in Maplewood

**Number of Units:** 34  
**Average List Price:** \$487,318  
**Average Days on Market:** 62

## "UNDER CONTRACT" Listings in Maplewood

**Number of Units:** 60  
**Average List Price:** \$433,687  
**Average Days on Market:** 73

# 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												24
List Price	\$588,494												\$588,494
Sales Price	\$593,463												\$593,463
Sales Price as a % of List Price	101.05%												101.05%
Sales Price to Assessed Value	1.38												1.38
# Units Sold	17												17
Active Listings	34												34
Under Contracts	60												60

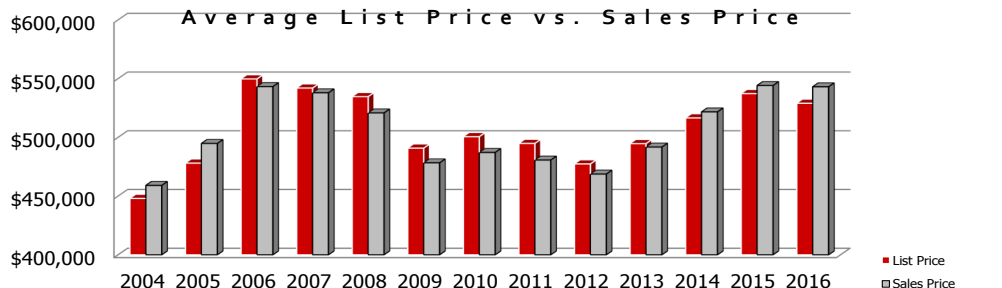
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	51	24	-54.14%
Sales Price	\$613,719	\$593,463	-3.30%
Assessed Value to Sales Price	1.28	1.38	7.76%

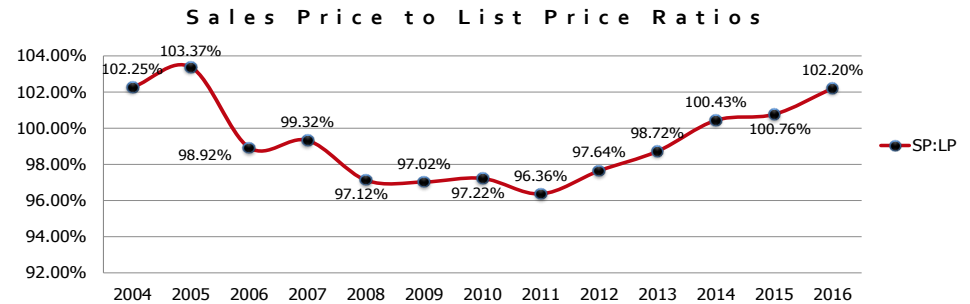


	2016	2017	% Change
# Units Sold	16	17	6.25%
Active Listings	45	34	-24.44%
Under Contracts	41	60	46.34%

## 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

