

Maplewood

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	684 Irvington Avenue C002	TwndEndUn	2	1.0	96	\$159,900	\$130,900	\$129,700	99.08%	\$161,100	0.81
2	61-B Meadowbrook Place	TwndIntUn	2	1.0	13	\$150,000	\$150,000	\$160,000	106.67%	\$118,000	1.36
3	34 Van Ness Terrace	Ranch	4	2.0	15	\$335,000	\$335,000	\$330,000	98.51%	\$202,900	1.63
4	616 S Orange Avenue 4H	HighRise	2	2.0	135	\$389,000	\$389,000	\$349,250	89.78%	\$280,400	1.25
5	16-18 Coolidge Road	Colonial	4	3.1	70	\$424,900	\$424,900	\$380,000	89.43%	\$288,800	1.32
6	3 Cypress Street	Split Level	3	1.1	69	\$419,000	\$400,000	\$385,000	96.25%	\$285,000	1.35
7	25 Coolidge Road	Colonial	4	2.0	0	\$390,000	\$390,000	\$385,000	98.72%	\$254,200	1.51
8	66 Hughes Street	Colonial	3	3.0	22	\$419,900	\$409,900	\$400,000	97.58%	\$186,900	2.14
9	37 Boyden Parkway	Colonial	3	2.1	23	\$395,000	\$395,000	\$410,000	103.80%	\$288,000	1.42
10	180 Indiana Street	Colonial	3	1.1	18	\$389,000	\$389,000	\$431,500	110.93%	\$246,400	1.75
11	374 Elmwood Avenue	FixrUppr	3	2.1	59	\$655,000	\$655,000	\$450,000	68.70%	\$643,500	0.70
12	12 Oakland Terrace	Colonial	4	1.0	60	\$485,000	\$485,000	\$480,000	98.97%	\$426,600	1.13
13	13 Harding Street	Colonial	3	3.1	9	\$460,000	\$460,000	\$489,000	106.30%	\$212,700	2.30
14	46 Highland Avenue	Colonial	3	2.1	38	\$525,000	\$499,000	\$499,900	100.18%	\$412,700	1.21
15	78 Hudson Avenue	Colonial	4	1.2	12	\$479,900	\$479,900	\$511,000	106.48%	\$419,100	1.22
16	36 Ball Terrace	Colonial	4	2.0	43	\$399,900	\$399,900	\$525,000	131.28%	\$428,100	1.23
17	8 Rynda Road	Colonial	4	1.1	23	\$525,000	\$499,000	\$525,000	105.21%	\$344,300	1.52
18	19 Overlook Terrace	Colonial	3	1.1	10	\$479,000	\$479,000	\$532,000	111.06%	\$280,400	1.90
19	55 Park Avenue	Colonial	4	2.1	13	\$525,000	\$525,000	\$590,000	112.38%	\$404,300	1.46
20	109 Plymouth Avenue	Colonial	3	1.1	9	\$525,000	\$525,000	\$607,000	115.62%	\$410,300	1.48
21	135 Oakland Road	Colonial	3	1.2	22	\$619,000	\$619,000	\$619,000	100.00%	\$416,100	1.49
22	48 Yale Street	Colonial	4	2.1	7	\$625,000	\$625,000	\$625,000	100.00%	\$409,600	1.53
23	10 North Terrace	Colonial	4	1.1	36	\$650,000	\$625,000	\$630,000	100.80%	\$463,300	1.36
24	45 Essex Road	Split Level	4	3.0	21	\$699,000	\$699,000	\$660,000	94.42%	\$361,200	1.83
25	139 Oakview Avenue	Colonial	3	2.1	22	\$675,000	\$675,000	\$727,000	107.70%	\$472,200	1.54

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26	29 Garthwaite Terrace	Colonial	4	1.1	36	\$789,000	\$699,000	\$727,000	104.01%	\$507,800	1.43
27	19 Evergreen Place	Colonial	4	3.1	9	\$734,000	\$734,000	\$734,000	100.00%	\$504,300	1.46
28	43020 Madison Avenue	Colonial	4	2.1	27	\$799,000	\$699,000	\$739,000	105.72%	\$496,900	1.49
29	407 Walton Road	Colonial	4	3.2	14	\$729,000	\$729,000	\$740,000	101.51%	\$588,700	1.26
30	82 Parker Avenue	Colonial	5	3.2	11	\$759,222	\$759,222	\$750,000	98.79%	\$553,800	1.35
31	650 Ridgewood Road	Colonial	4	4.0	40	\$729,000	\$769,000	\$750,000	97.53%	\$548,400	1.37
32	15 Berkshire Road	Colonial	4	3.1	28	\$799,000	\$799,000	\$780,000	97.62%	\$455,200	1.71
33	55 Kendal Avenue	Colonial	4	1.1	9	\$699,000	\$699,000	\$782,000	111.87%	\$463,100	1.69
34	6 Tower Drive	Tudor	5	4.1	9	\$839,000	\$839,000	\$842,000	100.36%	\$571,600	1.47
35	16 Colonial Terrace	Colonial	5	3.1	9	\$795,000	\$795,000	\$849,000	106.79%	\$584,600	1.45
36	11 Warner Road	Tudor	4	3.1	34	\$849,000	\$849,000	\$849,000	100.00%	\$558,200	1.52
37	34 Woodland Road	Colonial	4	3.1	14	\$1,100,000	\$1,100,000	\$1,050,000	95.45%	\$629,600	1.67
38	28 Euclid Avenue	Colonial	4	4.1	31	\$1,149,000	\$1,149,000	\$1,200,000	104.44%	\$1,035,300	1.16
39	50 Euclid Avenue	Colonial	5	3.0	18	\$1,095,000	\$1,095,000	\$1,256,000	114.70%	\$771,300	1.63
AVERAGE					29	\$606,736	\$599,429	\$612,265	102.27%		1.46

"ACTIVE" Listings in Maplewood

Number of Units: 50
Average List Price: \$503,476
Average Days on Market: 52

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 79
Average List Price: \$480,740
Average Days on Market: 40

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						38
List Price	\$588,494	\$489,056	\$485,971	\$602,420	\$677,366	\$622,250	\$599,429						\$593,634
Sales Price	\$593,463	\$502,416	\$502,710	\$651,430	\$708,613	\$660,050	\$612,265						\$619,580
Sales Price as a % of List Price	101.05%	102.62%	104.28%	111.13%	104.78%	105.38%	102.27%						104.72%
Sales Price to	1.38	1.41	1.30	1.55	1.47	1.55	1.46						1.46
# Units Sold	17	16	24	27	32	42	39						197
Active Listings	34	52	53	58	62	53	50						52
Under Contracts	60	61	72	84	93	89	79						77

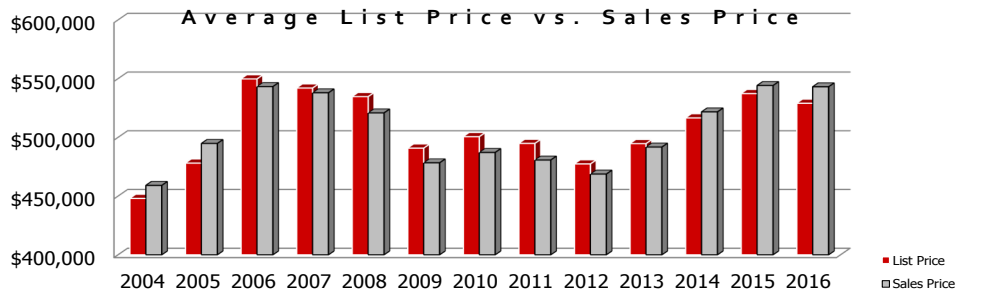
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	37	38	3.01%
Sales Price	\$565,756	\$619,580	9.51%
Sales Price to Assessed Value	1.34	1.46	9.39%

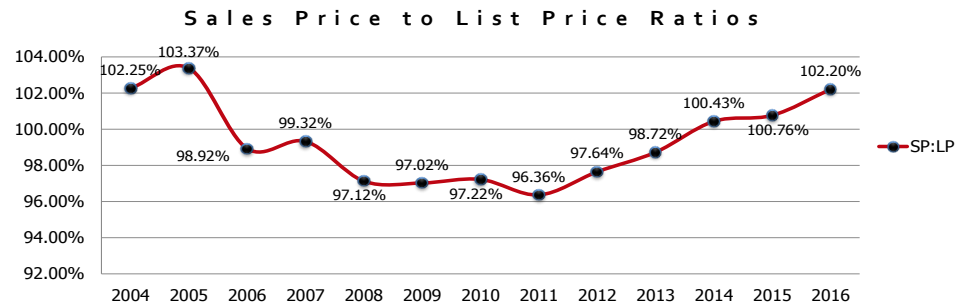


	2016	2017	% Change
# Units Sold	208	197	-5.29%
Active Listings	57	50	-12.28%
Under Contracts	72	79	9.72%

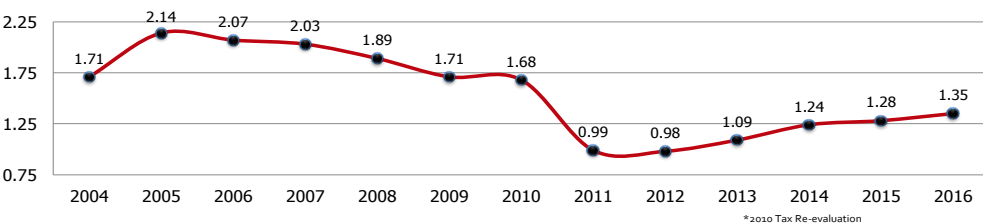
Maplewood Yearly Market Trends



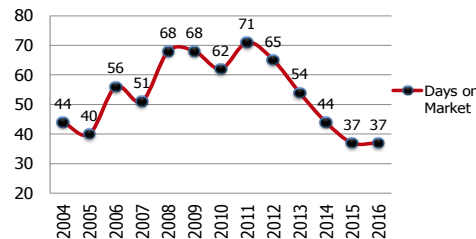
Maplewood Monthly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

