

Maplewood

June 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Hilton Avenue	Colonial	3	1.0	82	\$240,000	\$240,000	\$236,900	98.71%	\$191,900	1.23
2	63 Union Avenue	Colonial	3	2.1	30	\$369,000	\$299,000	\$260,000	86.96%	\$300,700	0.86
3	51 Hughes Street	Colonial	3	2.0	25	\$269,000	\$269,000	\$260,000	96.65%	\$198,400	1.31
4	1677 Springfield Avenue 13	OneFloor	2	1.1	9	\$260,000	\$260,000	\$260,000	100.00%	\$243,000	1.07
5	9 Overlook Terrace	Colonial	3	1.1	10	\$279,900	\$279,900	\$320,700	114.58%	\$335,500	0.96
6	114 Franklin Avenue	Colonial	3	1.0	65	\$354,900	\$349,900	\$325,000	92.88%	\$211,100	1.54
7	208 Lexington Avenue	Colonial	3	1.0	16	\$295,000	\$295,000	\$330,000	111.86%	\$206,800	1.60
8	7 Marion Place	Colonial	3	2.0	8	\$319,000	\$319,000	\$355,000	111.29%	\$233,600	1.52
9	146 Jacoby Street	Cottage	2	1.1	21	\$399,000	\$399,000	\$390,000	97.74%	\$227,500	1.71
10	2 Northview Terrace	Colonial	3	1.1	17	\$409,000	\$409,000	\$400,000	97.80%	\$286,000	1.40
11	42 Tuscan Street	Colonial	3	1.1	16	\$445,000	\$445,000	\$460,000	103.37%	\$258,200	1.78
12	15 Revere Avenue	CapeCod	4	3.0	6	\$439,000	\$439,000	\$460,000	104.78%	\$272,400	1.69
13	37 Van Ness Terrace	Colonial	4	2.1	13	\$449,000	\$449,000	\$475,000	105.79%	\$284,200	1.67
14	37 Essex Avenue	Colonial	3	2.0	20	\$475,000	\$475,000	\$505,000	106.32%	\$227,300	2.22
15	38-40 Tuscan Street	Colonial	4	4.0	21	\$449,900	\$449,900	\$507,000	112.69%	\$327,400	1.55
16	220 Oakland Road	Colonial	5	3.2	176	\$549,900	\$549,900	\$510,000	92.74%	\$580,000	0.88
17	14 Highland Place C000J	TwnEndUn	2	1.1	23	\$485,000	\$485,000	\$510,000	105.15%	\$363,400	1.40
18	271-273 Parker Avenue	Colonial	8	3.1	49	\$549,000	\$525,000	\$515,000	98.10%	\$188,000	2.74
19	57 Plymouth Avenue	Colonial	3	1.1	23	\$575,000	\$575,000	\$585,000	101.74%	\$420,600	1.39
20	141 Tuscan Road	Colonial	3	2.1	11	\$569,000	\$569,000	\$592,500	104.13%	\$439,000	1.35
21	58 Plymouth Avenue	Colonial	3	1.1	21	\$599,900	\$599,900	\$610,000	101.68%	\$395,400	1.54
22	496 Prospect Street	Colonial	3	1.1	18	\$599,000	\$599,000	\$615,000	102.67%	\$431,200	1.43
23	17 Suffolk Avenue	Colonial	4	2.0	14	\$525,000	\$525,000	\$622,000	118.48%	\$407,400	1.53
24	17 Midland Boulevard	Colonial	3	2.0	10	\$625,000	\$625,000	\$655,000	104.80%	\$487,100	1.34
25	536 Summit Avenue	Colonial	4	1.1	8	\$569,000	\$569,000	\$675,000	118.63%	\$415,600	1.62

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26	7 Mosswood Terrace	Colonial	4	2.1	16	\$675,000	\$675,000	\$690,000	102.22%	\$364,700	1.89
27	6 Yale Street	Colonial	4	1.2	24	\$649,000	\$660,000	\$695,000	105.30%	\$444,600	1.56
28	55 Burnett Terrace	Colonial	3	2.0	7	\$625,000	\$625,000	\$700,000	112.00%	\$481,500	1.45
29	54 Salter Place	Colonial	5	1.1	13	\$699,000	\$699,000	\$701,000	100.29%	\$443,200	1.58
30	133 Oakview Avenue	Colonial	3	1.1	10	\$629,000	\$629,000	\$720,000	114.47%	\$477,000	1.51
31	552 Prospect Street	Colonial	4	2.2	13	\$689,000	\$689,000	\$764,000	110.89%	\$469,300	1.63
32	8 Ivy Terrace	Colonial	4	2.1	15	\$699,000	\$699,000	\$795,000	113.73%	\$478,300	1.66
33	33 North Terrace	Colonial	4	2.2	12	\$698,000	\$698,000	\$837,000	119.91%	\$516,100	1.62
34	12 Hoffman Street	Colonial	5	3.1	22	\$775,000	\$775,000	\$864,000	111.48%	\$526,500	1.64
35	40 Mountain Avenue	Colonial	6	3.2	1	\$929,000	\$929,000	\$929,000	100.00%	\$653,500	1.42
36	22 Salter Place	Colonial	4	2.0	1	\$899,000	\$899,000	\$949,000	105.56%	\$466,000	2.04
37	27 Maple Terrace	Colonial	5	3.2	14	\$949,000	\$949,000	\$960,000	101.16%	\$754,800	1.27
38	38 Crestwood Drive	Colonial	6	3.2	22	\$899,000	\$899,000	\$971,001	108.01%	\$696,200	1.39
39	20 South Crescent	Colonial	5	3.1	14	\$1,050,000	\$1,050,000	\$1,200,000	114.29%	\$812,000	1.48
40	37 Roosevelt Road	Colonial	6	4.1	14	\$1,350,000	\$1,350,000	\$1,375,000	101.85%	\$798,800	1.72
41	33 Mountain Avenue	Colonial	5	3.1	30	\$1,385,000	\$1,385,000	\$1,430,000	103.25%	\$815,600	1.75
42	1 Kermit Road	Colonial	7	5.1	9	\$1,525,000	\$1,525,000	\$1,708,000	112.00%	\$853,500	2.00
AVERAGE					23	\$624,345	\$622,250	\$660,050	105.38%		1.55

"ACTIVE" Listings in Maplewood

Number of Units: 53
Average List Price: \$491,366
Average Days on Market: 41

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 89
Average List Price: \$535,180
Average Days on Market: 39

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							40
List Price	\$588,494	\$489,056	\$485,971	\$602,420	\$677,366	\$622,250							\$592,203
Sales Price	\$593,463	\$502,416	\$502,710	\$651,430	\$708,613	\$660,050							\$621,385
Sales Price as a % of List Price	101.05%	102.62%	104.28%	111.13%	104.78%	105.38%							105.33%
Sales Price to Assessed Value	1.38	1.41	1.30	1.55	1.47	1.55							1.46
# Units Sold	17	16	24	27	32	42							158
Active Listings	34	52	53	58	62	53							52
Under Contracts	60	61	72	84	93	89							77

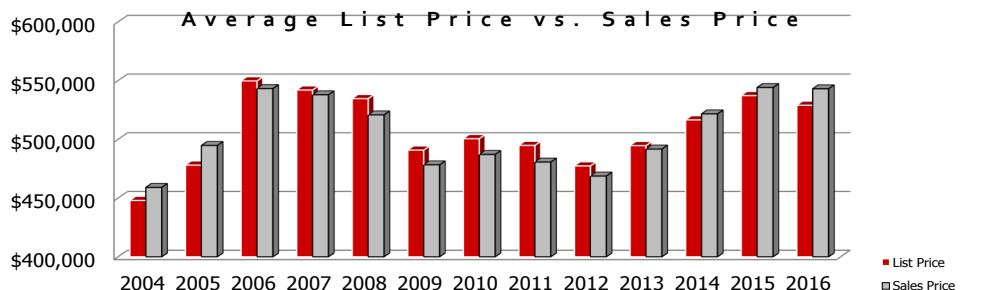
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	40	40	-0.94%
Sales Price	\$554,266	\$621,385	12.11%
Assessed Value to Sales Price	1.33	1.46	9.95%

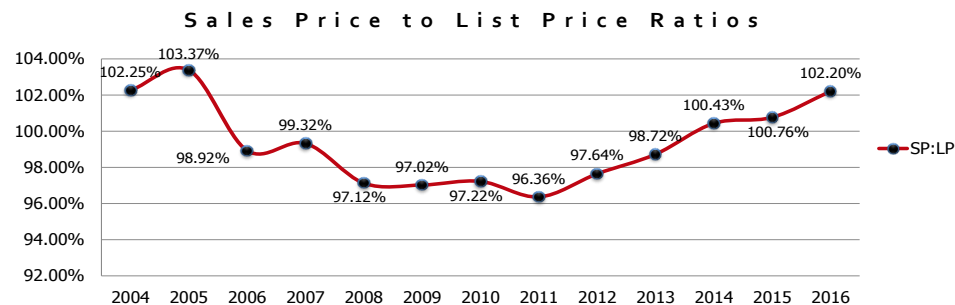


	2016	2017	% Change
# Units Sold	163	158	-3.07%
Active Listings	67	53	-20.90%
Under Contracts	94	89	-5.32%

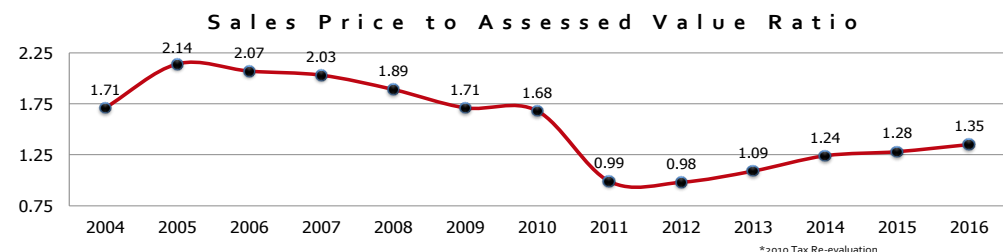
Maplewood Yearly Market Trends



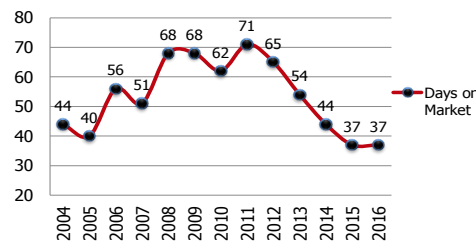
Maplewood Monthly Market Trends



	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

