

Maplewood

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Kermit Road	Colonial	5	3.2	21	\$1,195,000	\$1,195,000	\$1,275,000	106.69%	\$773,400	1.65
2	183 Hilton Avenue	Colonial	3	1.1	147	\$325,000	\$325,000	\$305,000	93.85%	\$249,700	1.22
3	31-33 Lancaster Avenue	Colonial	4	4.0	33	\$599,000	\$599,000	\$590,000	98.50%	\$578,000	1.02
4	221 Wyoming Avenue	Colonial	5	3.1	13	\$785,000	\$785,000	\$821,000	104.59%	\$785,800	1.04
5	44 Essex Road	RanchExp	3	2.1	42	\$550,000	\$550,000	\$550,000	100.00%	\$480,000	1.15
6	16 Sommer Avenue	Colonial	5	2.1	28	\$689,900	\$689,900	\$675,000	97.84%	\$563,900	1.20
7	116 Midland Boulevard	Colonial	4	2.0	30	\$519,000	\$519,000	\$520,000	100.19%	\$444,000	1.17
8	102 Plymouth Avenue	Colonial	3	1.1	20	\$599,000	\$549,000	\$560,000	102.00%	\$500,700	1.12
9	2 S Pierson Road	Colonial	3	1.1	14	\$509,000	\$509,000	\$537,500	105.60%	\$404,500	1.33
10	18 Rutgers Street	Colonial	4	3.1	20	\$750,000	\$750,000	\$875,000	116.67%	\$695,300	1.26
11	47(aka49) Tuscan Road	Colonial	5	3.1	14	\$569,999	\$569,999	\$569,999	100.00%	\$626,300	0.91
12	35 Park Avenue	Colonial	4	1.1	17	\$639,000	\$639,000	\$687,000	107.51%	\$593,600	1.16
13	61 Burnet Street	Colonial	5	3.1	7	\$899,000	\$899,000	\$971,000	108.01%	\$523,400	1.86
14	374 Elmwood Avenue	Colonial	4	3.1	20	\$799,000	\$799,000	\$785,000	98.25%	\$668,000	1.18
15	35 Headley Place	Colonial	4	3.1	15	\$899,000	\$899,000	\$951,000	105.78%	\$632,800	1.50
16	1 Rutgers Street	Colonial	5	2.1	15	\$699,000	\$699,000	\$715,000	102.29%	\$525,800	1.36
17	12 Suffolk Avenue	Colonial	3	1.2	16	\$549,000	\$549,000	\$535,000	97.45%	\$542,100	0.99
18	169 Indiana Street	Colonial	3	1.1	1	\$449,000	\$449,000	\$449,000	100.00%	\$255,800	1.76
19	33 Sommer Avenue	Victoria	6	2.1	34	\$750,000	\$699,000	\$699,000	100.00%	\$646,900	1.08
20	215 Wyoming Avenue	Colonial	6	3.1	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$753,100	1.66
AVERAGE					25	\$701,195	\$696,145	\$716,025	102.26%		1.28

"ACTIVE" Listings in Maplewood

Number of Units: 42
Average List Price: \$468,626
Average Days on Market: 75

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 65
Average List Price: \$554,906
Average Days on Market: 50

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	25		36
List Price	\$588,494	\$489,056	\$485,971	\$602,420	\$677,366	\$622,250	\$599,429	\$564,107	\$455,967	\$538,693	\$696,145		\$582,024
Sales Price	\$593,463	\$502,416	\$502,710	\$651,430	\$708,613	\$660,050	\$612,265	\$571,027	\$462,676	\$548,170	\$716,025		\$602,207
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%	102.26%		103.41%
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	1.28		1.39
# Units Sold	17	16	24	27	32	42	39	42	21	27	20		307
Active Listings	34	52	53	58	62	53	50	56	62	50	42		52
Under Contracts	60	61	72	84	93	89	79	50	55	54	65		69

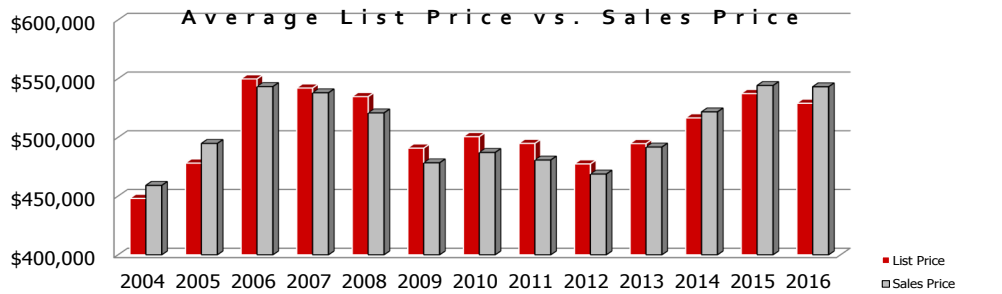
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	36.29	35.62	-1.86%
Sales Price	\$551,253	\$602,207	9.24%
Sales Price to Assessed Value	1.35	1.39	3.32%

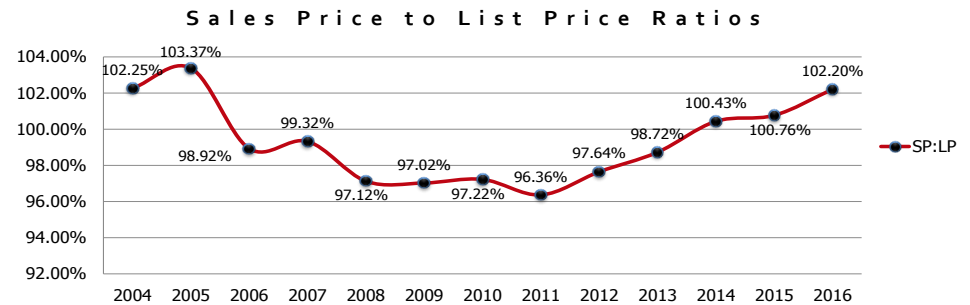


	2016	2017	% Change
# Units Sold	316	307	-2.85%
Active Listings	48	42	-12.50%
Under Contracts	60	65	8.33%

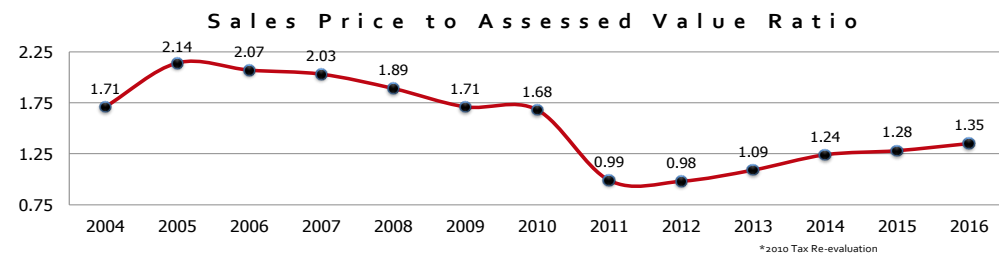
Maplewood Yearly Market Trends



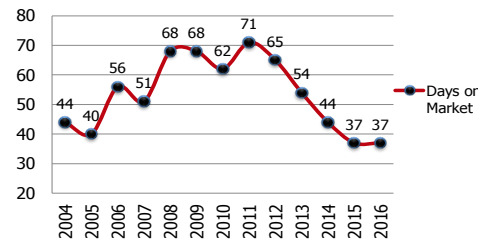
Maplewood Monthly Market Trends



	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

