

Maplewood

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	465-73 Valley Street 4G	OneFloor	1	1.0	66	\$175,000	\$175,000	\$176,529	100.87%	\$127,700	1.38
2	129 Franklin Terrace	Colonial	3	1.0	15	\$249,000	\$249,000	\$250,000	100.40%	\$290,300	0.86
3	465-73 Valley Street 1-H	OneFloor	2	2.0	9	\$269,000	\$269,000	\$267,500	99.44%	\$235,800	1.13
4	626 Irvington Avenue	Colonial	3	1.1	23	\$335,000	\$335,000	\$341,700	102.00%	\$235,800	1.45
5	11 Meadowbrook Road	Colonial	4	2.2	25	\$415,000	\$415,000	\$387,750	93.43%	\$402,400	0.96
6	28 Williams Street	Colonial	3	1.1	11	\$399,000	\$399,000	\$399,000	100.00%	\$376,800	1.06
7	51 Hughes Street	Colonial	3	2.0	103	\$415,000	\$415,000	\$410,000	98.80%	\$252,500	1.62
8	30 Hughes Street	Colonial	3	2.1	15	\$419,000	\$419,000	\$450,000	107.40%	\$320,300	1.40
9	203 Hilton Avenue	Colonial	3	2.0	15	\$465,203	\$465,203	\$465,203	100.00%	\$468,700	0.99
10	14 Parker Avenue	Colonial	4	1.0	13	\$469,000	\$469,000	\$469,000	100.00%	\$425,800	1.10
11	44 Boyden Parkway	Colonial	3	1.1	0	\$529,000	\$529,000	\$529,000	100.00%	\$343,900	1.54
12	9 Milton Street	Colonial	3	1.0	12	\$539,000	\$539,000	\$555,000	102.97%	\$520,100	1.07
13	185 Garfield Place	Colonial	3	2.1	75	\$579,000	\$559,000	\$559,000	100.00%	\$321,200	1.74
14	120 Midland Boulevard	Colonial	4	2.0	29	\$525,000	\$525,000	\$569,000	108.38%	\$467,200	1.22
15	34 Yale Street	Split Level	4	2.2	9	\$600,000	\$600,000	\$600,000	100.00%	\$513,600	1.17
16	22 Crestwood Drive	Tudor	4	3.1	126	\$720,000	\$639,000	\$625,000	97.81%	\$677,800	0.92
17	47 Maplewood Avenue	Colonial	4	1.1	11	\$575,000	\$575,000	\$663,000	115.30%	\$525,000	1.26
18	90 Hudson Avenue	Tudor	3	2.1	48	\$659,900	\$659,900	\$670,900	101.67%	\$461,900	1.45
19	55 Maplewood Avenue	Colonial	4	2.2	57	\$669,000	\$669,000	\$675,000	100.90%	\$560,900	1.20
20	22 Kendal Avenue	Colonial	4	1.1	11	\$679,000	\$679,000	\$693,000	102.06%	\$593,800	1.17
21	155 Cedar Lane	Split Level	5	4.0	11	\$819,000	\$819,000	\$895,000	109.28%	\$568,000	1.58
22	20 Tower Drive	Colonial	5	3.2	13	\$999,000	\$999,000	\$1,045,000	104.60%	\$934,700	1.12
AVERAGE					32	\$522,868	\$518,277	\$531,617	102.06%		1.25

"ACTIVE" Listings in Maplewood

Number of Units: **53**
 Average List Price: **\$509,136**
 Average Days on Market: **58**

"UNDER CONTRACT" Listings in Maplewood

Number of Units: **61**
 Average List Price: **\$550,865**
 Average Days on Market: **36**

Maplewood 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	32											41
List Price	\$599,981	\$518,277											\$562,533
Sales Price	\$597,683	\$531,617											\$567,403
Sales Price as a % of List Price	99.98%	102.06%											100.93%
Sales Price to Assessed Value	1.17	1.25											1.20
# Units Sold	26	22											48
Active Listings	42	53											48
Under Contracts	46	61											54

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	44	41	-8.11%
Sales Price	\$549,319	\$567,403	3.29%
Sales Price to Assessed Value	1.39	1.20	-13.58%



YTD	2017	2018	% Change
# Units Sold	33	48	45.45%
Active Listings	52	53	1.92%
Under Contracts	61	61	0.00%

Maplewood Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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	\$582,541
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	\$601,993

Maplewood Monthly Market Trends

