

Maplewood

January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	33-B Meadowbrook Place	OneFloor	1	1.0	84	\$144,900	\$140,000	\$140,000	100.00%	\$125,800	1.11
2	64-A Meadowbrook Place	TwnIntUn	2	1.0	3	\$165,000	\$165,000	\$160,000	96.97%	\$163,500	0.98
3	29 Porter Road	Colonial	3	2.0	97	\$244,900	\$229,900	\$215,000	93.52%	\$262,500	0.82
4	11 William Street	Colonial	3	2.0	101	\$354,900	\$309,900	\$295,210	95.26%	\$345,700	0.85
5	783 Prospect Street	Colonial	3	1.0	20	\$300,000	\$300,000	\$320,000	106.67%	\$312,600	1.02
6	21 Menzel Avenue	Colonial	2	2.0	20	\$318,000	\$318,000	\$328,000	103.14%	\$282,700	1.16
7	12 Overlook Terrace	Colonial	4	1.1	27	\$400,000	\$400,000	\$395,000	98.75%	\$429,100	0.92
8	31 Menzel Avenue	Colonial	3	2.1	13	\$425,000	\$425,000	\$456,128	107.32%	\$336,400	1.36
9	114 Franklin Avenue	Colonial	3	2.0	37	\$499,000	\$485,000	\$475,000	97.94%	\$286,300	1.66
10	239 Wyoming Avenue	Colonial	4	2.1	112	\$659,000	\$569,000	\$550,000	96.66%	\$625,900	0.88
11	133 Oakland Road	Colonial	4	2.1	69	\$629,000	\$599,000	\$590,000	98.50%	\$551,500	1.07
12	16 Osborne Terrace	Colonial	5	2.1	44	\$629,000	\$629,000	\$634,000	100.79%	\$582,800	1.09
13	75 Hudson Avenue	Colonial	4	2.1	27	\$599,000	\$599,000	\$650,000	108.51%	\$485,200	1.34
14	121 Oakland Road	Colonial	3	1.1	13	\$599,000	\$599,000	\$662,000	110.52%	\$577,700	1.15
15	117 Oakland Road	Tudor	4	1.1	8	\$669,000	\$669,000	\$669,000	100.00%	\$611,700	1.09
16	25 Burnet Street	Colonial	4	1.1	78	\$779,000	\$739,900	\$700,000	94.61%	\$596,800	1.17
17	28 Colgate Road	Colonial	5	2.1	42	\$735,000	\$725,000	\$710,000	97.93%	\$377,200	1.88
18	43103 Fairview Terrace	Colonial	4	3.2	109	\$925,000	\$799,000	\$725,000	90.74%	\$709,500	1.02
19	19 Madison Avenue	Custom	5	4.0	5	\$725,000	\$725,000	\$725,000	100.00%	\$428,000	1.69
20	436 Lenox Place	RanchExp	4	2.0	9	\$679,000	\$679,000	\$727,500	107.14%	\$637,100	1.14

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21	9 Rutgers Street	Colonial	5	2.1	9	\$699,000	\$699,000	\$762,910	109.14%	\$599,300	1.27
22	220 Oakland Road	Colonial	5	3.2	48	\$799,000	\$798,800	\$775,000	97.02%	\$651,600	1.19
23	14 Maple Terrace	Colonial	4	2.1	45	\$899,000	\$899,000	\$870,000	96.77%	\$726,200	1.20
24	29 Brookside Road	Colonial	4	3.1	72	\$899,000	\$899,000	\$900,000	100.11%	\$802,800	1.12
25	36 Crestwood Drive	Colonial	4	4.1	106	\$1,295,000	\$1,099,000	\$1,050,000	95.54%	\$1,161,700	0.90
26	50 Curtis Place	Colonial	5	3.1	63	\$1,100,000	\$1,100,000	\$1,055,000	95.91%	\$830,500	1.27
AVERAGE					49	\$621,912	\$599,981	\$597,683	99.98%		1.17

"ACTIVE" Listings in Maplewood

Number of Units: 42
Average List Price: \$467,992
Average Days on Market: 63

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 46
Average List Price: \$485,039
Average Days on Market: 40

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												49
List Price	\$599,981												\$599,981
Sales Price	\$597,683												\$597,683
Sales Price as a % of List Price	99.98%												99.98%
Sales Price to Assessed Value	1.17												1.17
# Units Sold	26												26
Active Listings	42												42
Under Contracts	46												46

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	24	49	105.61%
Sales Price	\$593,463	\$597,683	0.71%
Sales Price to Assessed Value	1.38	1.17	-15.42%



YTD	2017	2018	% Change
# Units Sold	17	26	52.94%
Active Listings	34	42	23.53%
Under Contracts	60	46	-23.33%

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

