

Maplewood

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	291-B Elmwood Avenue	OneFloor	1	1.0	77	\$70,000	\$70,000	\$86,240	123.20%	\$88,900	0.97
2	626 Irvington Avenue	Colonial	3	1.1	4	\$129,000	\$144,000	\$144,500	100.35%	\$255,300	0.57
3	15 Hillcrest Road	CapeCod	2	1.0	29	\$199,999	\$185,000	\$185,000	100.00%	\$218,700	0.85
4	37 Van Ness Terrace	Colonial	4	1.1	327	\$244,800	\$230,000	\$230,000	100.00%	\$284,200	0.81
5	32 Brookwood Drive	Colonial	3	3.0	455	\$325,000	\$239,900	\$249,000	103.79%	\$299,200	0.83
6	1677 Springfield Avenue 4	OneFloor	2	1.1	28	\$259,900	\$259,900	\$255,000	98.11%	\$241,100	1.06
7	99 Hillcrest Road	Colonial	3	1.1	117	\$259,000	\$259,000	\$262,000	101.16%	\$228,100	1.15
8	13 Field Road	Colonial	3	1.0	9	\$279,900	\$279,900	\$275,900	98.57%	\$192,500	1.43
9	11 Taranto Court	CapeCod	2	1.0	19	\$249,900	\$249,900	\$277,000	110.84%	\$199,700	1.39
10	792 Prospect Street	Colonial	2	1.1	21	\$284,900	\$284,900	\$284,900	100.00%	\$197,400	1.44
11	28 Colgate Road	Tudor	4	1.1	18	\$290,000	\$290,000	\$390,000	134.48%	\$484,300	0.81
12	616 S Orange Avenue C008E	HighRise	2	2.0	145	\$450,000	\$450,000	\$440,000	97.78%	\$362,000	1.22
13	20 Union Avenue	Colonial	5	3.0	25	\$449,000	\$449,000	\$449,000	100.00%	\$298,800	1.50
14	46 Princeton Street	Colonial	3	1.1	7	\$429,000	\$429,000	\$475,000	110.72%	\$269,100	1.77
15	52 Ball Terrace	Colonial	3	2.1	14	\$544,900	\$544,900	\$592,000	108.64%	\$409,900	1.44
16	1 North Terrace	Colonial	4	2.1	10	\$599,000	\$599,000	\$620,000	103.51%	\$363,600	1.71
17	21 Rutgers Street	Colonial	3	1.1	10	\$649,000	\$649,000	\$649,000	100.00%	\$425,200	1.53
18	16 Euclid Avenue	Colonial	5	3.0	41	\$775,000	\$699,000	\$650,000	92.99%	\$675,100	0.96
19	536 Ridgewood Road	Colonial	4	2.2	150	\$699,900	\$699,900	\$675,000	96.44%	\$621,300	1.09
20	7 Colgate Road	Colonial	4	2.1	16	\$725,000	\$725,000	\$710,000	97.93%	\$479,500	1.48
21	42770 Warner Road	RanchRas	4	3.1	93	\$799,000	\$799,000	\$799,000	100.00%	\$518,700	1.54
22	75 Tuscan Road	Colonial	4	3.2	9	\$769,000	\$769,000	\$867,500	112.81%	\$383,400	2.26
23	9 Woodhill Drive	Colonial	6	3.1	15	\$859,000	\$859,000	\$899,000	104.66%	\$645,600	1.39
24	53 Curtis Place	Colonial	6	4.1	27	\$1,499,000	\$1,499,000	\$1,600,000	106.74%	\$809,000	1.98
AVERAGE					69	\$493,300	\$485,971	\$502,710	104.28%		1.30

"ACTIVE" Listings in Maplewood

Number of Units: 53
Average List Price: \$531,940
Average Days on Market: 46

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 72
Average List Price: \$610,539
Average Days on Market: 30

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										55
List Price	\$588,494	\$489,056	\$485,971										\$517,414
Sales Price	\$593,463	\$502,416	\$502,710										\$529,694
Sales Price as a % of List Price	101.05%	102.62%	104.28%										102.85%
Sales Price to Assessed Value	1.38	1.41	1.30										1.35
# Units Sold	17	16	24										57
Active Listings	34	52	53										46
Under Contracts	60	61	72										64

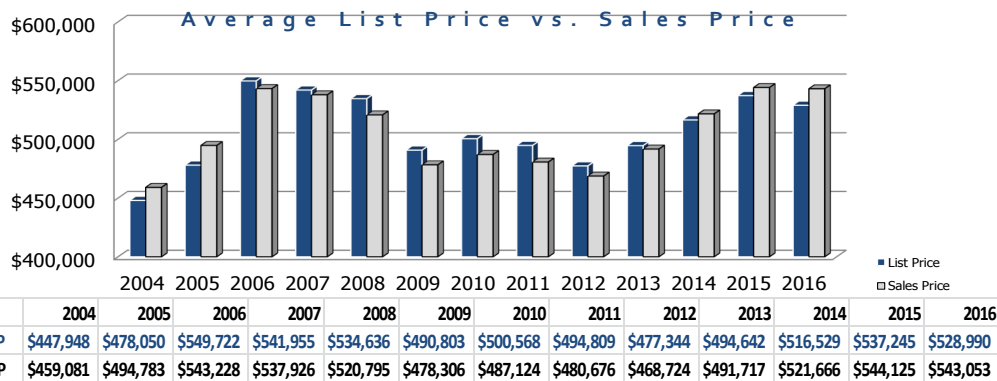
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	52	55	5.35%
Sales Price	\$499,852	\$529,694	5.97%
Assessed Value to Sales Price	1.24	1.35	8.85%



	2016	2017	% Change
# Units Sold	50	57	14.00%
Active Listings	73	53	-27.40%
Under Contracts	76	72	-5.26%

Maplewood Yearly Market Trends



Maplewood Monthly Market Trends

