

# Maplewood

## August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	38-B Meadowbrook Place	TwnIntUn	1	1.0	90	\$136,000	\$136,000	\$130,000	95.59%	\$93,500	1.39
2	38 D Meadowbrook Place	TwnIntUn	1	1.0	24	\$140,000	\$140,000	\$140,000	100.00%	\$125,200	1.12
3	465-73 Valley Street	OneFloor	1	1.0	24	\$149,000	\$149,000	\$145,000	97.32%	\$82,600	1.76
4	192 Burnett Avenue C0003	FirstFlr	2	1.0	115	\$164,900	\$164,900	\$160,000	97.03%	\$132,900	1.20
5	78 Van Ness Drive	CapeCod	2	1.0	245	\$244,000	\$175,000	\$162,900	93.09%	\$157,300	1.04
6	79 Van Ness Terrace	Colonial	3	2.0	0	\$250,000	\$250,000	\$240,000	96.00%	\$269,300	0.89
7	14 Williams Street	Colonial	3	1.1	19	\$249,900	\$249,900	\$265,000	106.04%	\$318,700	0.83
8	18 Creston Avenue	Colonial	3	2.0	44	\$289,000	\$279,000	\$275,000	98.57%	\$240,600	1.14
9	24 Fernwood Road	Colonial	2	1.1	115	\$389,000	\$299,900	\$315,000	105.04%	\$225,000	1.40
10	39 Princeton Street	Colonial	3	1.0	6	\$329,000	\$329,000	\$329,000	100.00%	\$277,900	1.18
11	108 Plymouth Avenue	Colonial	3	1.1	12	\$399,900	\$399,900	\$426,000	106.53%	\$419,200	1.02
12	15 Hillcrest Road	CapeCod	3	2.0	8	\$410,000	\$410,000	\$433,750	105.79%	\$321,900	1.35
13	29 Van Ness Terrace	Colonial	4	2.0	26	\$459,900	\$459,900	\$438,500	95.35%	\$219,300	2.00
14	37 Boyden Avenue	Colonial	4	1.1	17	\$449,000	\$449,000	\$440,000	98.00%	\$376,400	1.17
15	19 Madison Avenue	Contemp	4	3.0	12	\$429,000	\$429,000	\$445,000	103.73%	\$428,000	1.04
16	12 Parker Avenue	Colonial	2	1.1	56	\$479,000	\$459,000	\$450,000	98.04%	\$292,700	1.54
17	9 Hughes Street	Colonial	5	2.0	29	\$459,000	\$459,000	\$455,000	99.13%	\$281,200	1.62
18	538 Academy Street	Colonial	4	3.0	22	\$589,000	\$549,000	\$540,000	98.36%	\$376,500	1.43
19	6 Suffolk Avenue	Colonial	4	2.1	8	\$554,000	\$554,000	\$554,000	100.00%	\$418,500	1.32
20	29 Mountain Avenue	Colonial	4	1.1	56	\$590,000	\$590,000	\$555,000	94.07%	\$492,700	1.13
21	35 Oberlin Street	Colonial	4	2.1	47	\$625,000	\$599,000	\$599,000	100.00%	\$451,500	1.33
22	8 Warren Road	Colonial	3	2.1	10	\$550,000	\$550,000	\$630,000	114.55%	\$456,400	1.38
23	6 Midland Boulevard	Colonial	4	1.1	22	\$599,000	\$599,000	\$631,000	105.34%	\$414,300	1.52
24	467 Baldwin Road	Colonial	4	2.2	21	\$638,000	\$638,000	\$635,000	99.53%	\$472,400	1.34
25	101 Oakland Road	Colonial	3	2.1	10	\$599,000	\$599,000	\$660,000	110.18%	\$461,900	1.43

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26	162 Oakland Road	Colonial	4	2.1	6	\$615,000	\$615,000	\$665,000	108.13%	\$566,100	1.17
27	14 Burr Road	Colonial	4	1.2	15	\$629,000	\$629,000	\$681,000	108.27%	\$511,200	1.33
28	32 Yale Street	Split Level	4	2.1	13	\$650,000	\$650,000	\$682,500	105.00%	\$416,000	1.64
29	150 Oakview Avenue	Tudor	4	2.1	17	\$698,000	\$698,000	\$720,000	103.15%	\$533,400	1.35
30	12 Sommer Avenue	Colonial	4	2.0	30	\$719,000	\$719,000	\$730,000	101.53%	\$602,500	1.21
31	11 Claremont Avenue	Colonial	4	2.1	31	\$775,000	\$775,000	\$750,000	96.77%	\$506,000	1.48
32	464 Richmond Avenue	Colonial	5	3.1	13	\$750,000	\$750,000	\$750,000	100.00%	\$611,300	1.23
33	2 Rutgers Street	Colonial	5	3.2	7	\$769,000	\$769,000	\$775,000	100.78%	\$568,500	1.36
34	16 South Crescent	Colonial	3	2.2	7	\$785,000	\$785,000	\$785,000	100.00%	\$628,500	1.25
35	8 Rutgers Street	Colonial	4	2.1	22	\$725,000	\$725,000	\$790,000	108.97%	\$529,500	1.49
36	71 Collinwood Road	Ranch	3	2.0	6	\$825,000	\$825,000	\$800,000	96.97%	\$456,800	1.75
37	49 Claremont Drive	Tudor	4	3.1	14	\$789,000	\$789,000	\$815,000	103.30%	\$600,400	1.36
38	604 Prospect Street	Colonial	7	3.3	31	\$999,000	\$999,000	\$930,000	93.09%	\$665,200	1.40
39	20 Clinton Avenue	Colonial	6	2.1	10	\$950,000	\$950,000	\$960,000	101.05%	\$658,100	1.46
40	161 Wyoming Avenue	Colonial	6	3.2	38	\$1,050,000	\$998,000	\$986,500	98.85%	\$650,500	1.52
41	14 South Crescent	Colonial	4	3.2	12	\$925,000	\$925,000	\$999,000	108.00%	\$809,100	1.23
42	10 Mountain View Terrace	Colonial	4	3.1	15	\$1,175,000	\$1,175,000	\$1,110,000	94.47%	\$696,500	1.59
AVERAGE					32	\$571,395	\$564,107	\$571,027	101.09%		1.34

### "ACTIVE" Listings in Maplewood

**Number of Units:** 56  
**Average List Price:** \$529,108  
**Average Days on Market:** 50

### "UNDER CONTRACT" Listings in Maplewood

**Number of Units:** 50  
**Average List Price:** \$492,802  
**Average Days on Market:** 48

# 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					37
List Price	\$588,494	\$489,056	\$485,971	\$602,420	\$677,366	\$622,250	\$599,429	\$564,107					\$588,445
Sales Price	\$593,463	\$502,416	\$502,710	\$651,430	\$708,613	\$660,050	\$612,265	\$571,027					\$611,048
Sales Price as a % of List Price	101.05%	102.62%	104.28%	111.13%	104.78%	105.38%	102.27%	101.09%					104.08%
Sales Price to Assessed Value	1.38	1.41	1.30	1.55	1.47	1.55	1.46	1.34					1.44
# Units Sold	17	16	24	27	32	42	39	42					239
Active Listings	34	52	53	58	62	53	50	56					52
Under Contracts	60	61	72	84	93	89	79	50					74

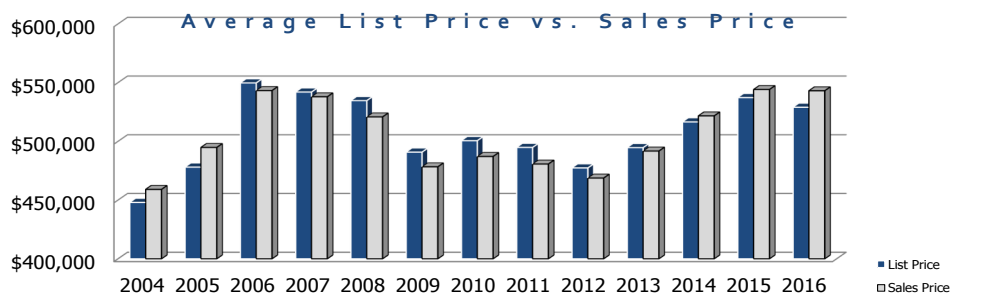
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	37	37	-1.51%
Sales Price	\$557,815	\$611,048	9.54%
Sales Price to Assessed Value	1.34	1.44	7.62%

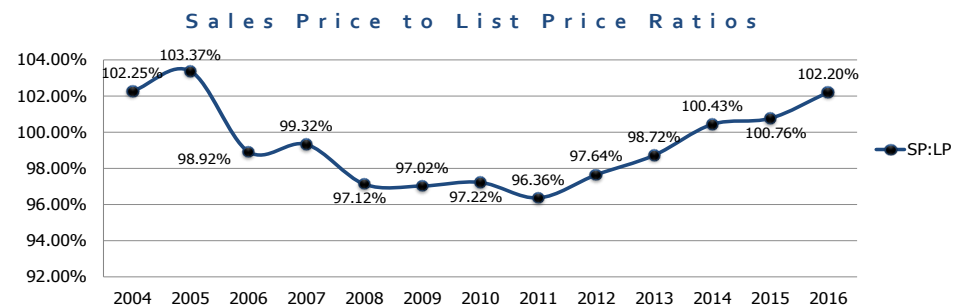


	2016	2017	% Change
# Units Sold	249	239	-4.02%
Active Listings	62	56	-9.68%
Under Contracts	46	50	8.70%

### 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

