

Maplewood

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	27 Boyden Avenue	CapeCod	2	2.0	92	\$399,000	\$315,000	\$265,000	84.13%	\$375,900	0.70
2	170 Jacoby Street	Colonial	3	2.0	77	\$325,000	\$325,000	\$352,605	108.49%	\$309,900	1.14
3	162 Burnett Avenue	Colonial	4	3.2	11	\$359,000	\$359,000	\$360,000	100.28%	\$374,200	0.96
4	117 Franklin Avenue	Colonial	4	1.1	14	\$399,900	\$399,900	\$399,900	100.00%	\$317,200	1.26
5	198 Hilton Avenue	Colonial	3	1.2	16	\$425,000	\$425,000	\$425,000	100.00%	\$321,000	1.32
6	4 Raymond Terrace	Colonial	3	1.1	13	\$379,000	\$379,000	\$437,500	115.44%	\$291,500	1.50
7	49-51 Broadview Avenue	Colonial	3	1.0	10	\$445,000	\$445,000	\$450,000	101.12%	\$327,200	1.38
8	22 Ball Terrace	FixrUppr	4	2.2	29	\$400,000	\$400,000	\$455,000	113.75%	\$491,900	0.92
9	78 Van Ness Terrace	Colonial	4	2.1	26	\$465,000	\$465,000	\$465,000	100.00%		
10	89 Maplewood Avenue C0001	Colonial	3	2.1	0	\$480,000	\$480,000	\$480,000	100.00%	\$428,200	1.12
11	20-22 Lombardy Place	Custom	5	3.0	10	\$470,000	\$470,000	\$490,000	104.26%		
12	97 Boyden Avenue	Colonial	3	1.1	20	\$499,000	\$499,000	\$495,000	99.20%	\$380,200	1.30
13	155 Lexington Avenue	Bungalow	3	2.1	20	\$519,000	\$519,000	\$519,000	100.00%		
14	22 Yale Street	Colonial	3	1.1	15	\$500,000	\$500,000	\$527,000	105.40%	\$500,800	1.05
15	22 Franklin Place	Colonial	3	2.1	69	\$549,000	\$539,900	\$539,900	100.00%	\$494,500	1.09
16	22 Burroughs Way	Colonial	4	2.1	28	\$550,000	\$550,000	\$560,000	101.82%	\$505,400	1.11
17	15 Colgate Road	Colonial	3	1.1	9	\$529,000	\$529,000	\$576,000	108.88%	\$545,800	1.06
18	429 Baldwin Road	RanchExp	5	3.0	77	\$629,000	\$629,000	\$585,000	93.00%	\$563,500	1.04
19	11 Suffolk Avenue	Tudor	3	1.1	8	\$569,000	\$569,000	\$593,000	104.22%	\$518,500	1.14
20	1 Lincoln Place	Colonial	3	2.0	7	\$539,000	\$539,000	\$602,000	111.69%	\$441,900	1.36
21	31 Elberta Road	Colonial	3	2.1	13	\$589,000	\$589,000	\$620,000	105.26%	\$497,700	1.25
22	34 Collinwood Road	Colonial	4	1.1	10	\$649,000	\$649,000	\$650,000	100.15%	\$600,700	1.08
23	13 Madison Avenue	Colonial	3	1.1	12	\$599,000	\$599,000	\$660,000	110.18%	\$524,600	1.26
24	448 Ridgewood Road	Colonial	4	3.1	11	\$669,000	\$669,000	\$701,000	104.78%	\$645,400	1.09
25	2-4 Harvard Avenue	Split Level	4	4.1	18	\$649,000	\$649,000	\$725,000	111.71%	\$552,400	1.31

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26	50 Sommer Avenue	Colonial	4	2.2	16	\$650,000	\$650,000	\$726,000	111.69%	\$537,600	1.35
27	47 Sommer Avenue	Colonial	4	2.1	14	\$650,000	\$650,000	\$762,000	117.23%	\$616,600	1.24
28	25 Saint Lawrence Avenue	Colonial	3	2.1	7	\$699,000	\$699,000	\$770,000	110.16%	\$596,100	1.29
29	25 Crestwood Drive	Colonial	3	3.0	9	\$795,000	\$795,000	\$839,000	105.53%	\$763,000	1.10
30	8 Berkeley Road	Colonial	4	2.2	9	\$849,000	\$849,000	\$850,000	100.12%	\$760,900	1.12
31	497 Prospect Street	Tudor	4	2.1	17	\$859,000	\$859,000	\$874,250	101.78%		
32	21 Mountain Avenue	Victorian	3	2.1	20	\$825,000	\$825,000	\$890,000	107.88%		
33	95 Maplewood Avenue	Colonial	5	2.2	72	\$899,000	\$899,000	\$899,000	100.00%	\$873,200	1.03
34	20 Crestwood Drive	Tudor	4	4.1	15	\$899,000	\$899,000	\$900,000	100.11%	\$769,000	1.17
35	7 Park Road	Colonial	4	2.1	14	\$799,000	\$799,000	\$900,000	112.64%	\$711,200	1.27
36	66 Highland Avenue	Contemp	3	3.0	22	\$899,000	\$899,000	\$915,000	101.78%	\$660,700	1.38
37	1 Claremont Drive	Colonial	4	3.1	19	\$929,000	\$929,000	\$999,000	107.53%	\$745,200	1.34
38	16 Woodland Road	Colonial	6	3.1	35	\$1,099,000	\$1,099,000	\$1,050,000	95.54%	\$1,156,300	0.91
39	24 Ridgewood Terrace	Colonial	5	4.1	17	\$1,325,000	\$1,325,000	\$1,275,000	96.23%	\$992,800	1.28
40	112 Maplewood Avenue	Colonial	6	3.3	16	\$1,645,000	\$1,645,000	\$1,800,000	109.42%	\$1,464,300	1.23
AVERAGE					23	\$660,148	\$657,820	\$684,554	104.04%		1.18

"ACTIVE" Listings in Maplewood

Number of Units: 64
Average List Price: \$549,496
Average Days on Market: 62

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 60
Average List Price: \$541,750
Average Days on Market: 53

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	30	19	22	22	23						26
List Price	\$599,981	\$518,277	\$459,790	\$642,759	\$600,412	\$638,902	\$657,820						\$605,487
Sales Price	\$597,683	\$531,617	\$476,550	\$669,301	\$617,558	\$661,926	\$684,554						\$624,510
Sales Price as a % of List Price	99.98%	102.06%	103.84%	104.32%	102.89%	103.71%	104.04%						103.17%
Sales Price to Assessed Value	1.17	1.25	1.15	1.22	1.13	1.23	1.18						1.19
# Units Sold	26	22	20	37	33	50	40						228
Active Listings	42	53	53	66	74	71	64						60
Under Contracts	46	61	61	82	101	79	60						70

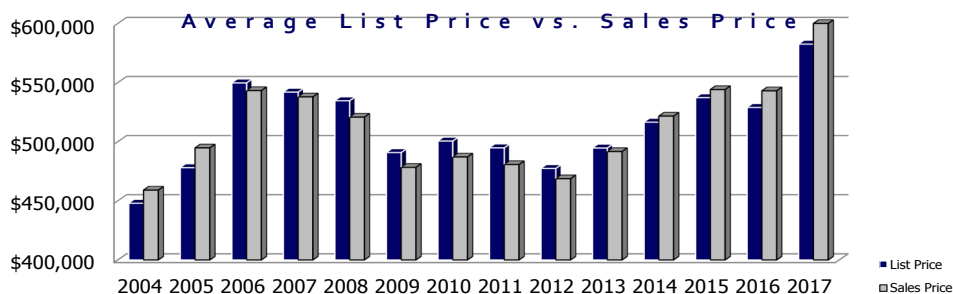
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	38	26	-30.29%
Sales Price	\$619,580	\$624,510	0.80%
Sales Price to Assessed Value	1.46	1.19	-18.46%



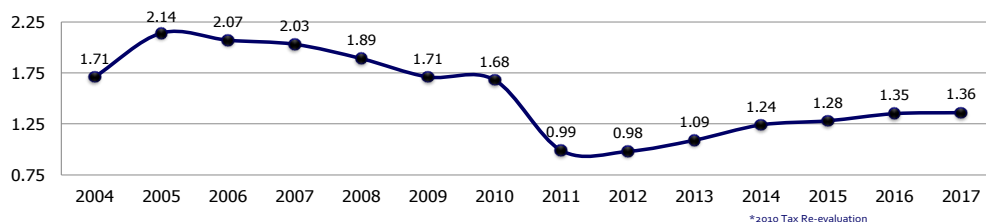
YTD	2017	2018	% Change
# Units Sold	197	228	15.74%
Active Listings	50	64	28.00%
Under Contracts	79	60	-24.05%

Maplewood Yearly Market Trends

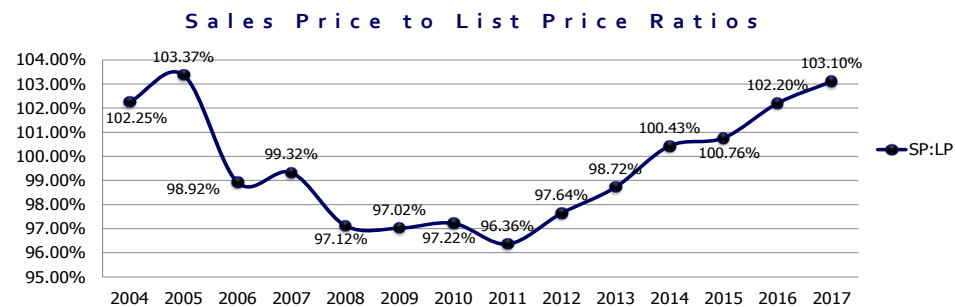


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125	\$543,053	\$601,993

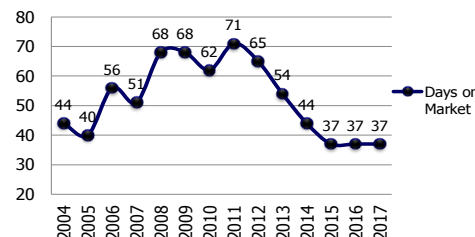
Sales Price to Assessed Value Ratio



Maplewood Monthly Market Trends



Average Days on Market



Number of Units Sold

