

Maplewood

June 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Laurel Avenue	FixrUppr	3	1.2	27	\$115,000	\$115,000	\$115,000	100.00%	\$226,200	0.51
2	273 Parker Avenue	Victrian	6	2.0	8	\$150,000	\$150,000	\$195,000	130.00%	\$306,200	0.64
3	192 Burnett Avenue C0018	TwndUn	2	2.0	649	\$175,000	\$155,000	\$155,000	100.00%	\$182,200	0.85
4	10 William Street	Colonial	3	1.1	129	\$210,000	\$210,000	\$180,000	85.71%	\$262,600	0.69
5	129 Rutgers Street	CapeCod	3	2.0	18	\$260,000	\$260,000	\$255,000	98.08%	\$200,500	1.27
6	11 Lombardy Place	Colonial	4	2.0	13	\$279,000	\$279,000	\$301,000	107.89%	\$227,800	1.32
7	58 Hilton Avenue	Colonial	4	1.1	20	\$289,000	\$289,000	\$316,000	109.34%	\$181,200	1.74
8	35 Schaeffer Road	Colonial	3	1.1	188	\$310,000	\$295,000	\$290,000	98.31%	\$217,300	1.33
9	501 Boyden Avenue	HalfDupl	3	2.1	18	\$309,998	\$309,998	\$309,998	100.00%	\$240,700	1.29
10	616 W South Orange Avenue 3H	HighRise	2	2.0	13	\$310,000	\$310,000	\$310,000	100.00%	\$282,800	1.10
11	200-202 Lexington Avenue	CapeCod	4	2.0	36	\$325,000	\$325,000	\$320,000	98.46%	\$221,200	1.45
12	158 Lexington Avenue	Colonial	3	1.1	16	\$329,900	\$329,900	\$332,000	100.64%	\$226,300	1.47
13	22 Coolidge Road	Colonial	4	2.1	38	\$379,000	\$379,000	\$367,000	96.83%	\$335,800	1.09
14	12 Coolidge Road	Colonial	4	3.0	35	\$385,000	\$385,000	\$379,000	98.44%	\$332,600	1.14
15	16 Manley Terrace	Colonial	4	1.1	37	\$400,000	\$400,000	\$390,000	97.50%	\$313,100	1.25
16	71 Broadview Avenue	Colonial	3	1.1	20	\$425,000	\$410,000	\$410,000	100.00%	\$343,900	1.19
17	174 Garfield Place	Colonial	3	2.1	15	\$410,000	\$410,000	\$404,000	98.54%	\$333,500	1.21
18	135 Oakland Road	Colonial	3	1.1	72	\$479,000	\$459,000	\$455,000	99.13%	\$407,700	1.12
19	133 Midland Boulevard	Contemp	3	2.0	15	\$475,000	\$475,000	\$501,000	105.47%	\$308,200	1.63
20	17 Rynda Road	Colonial	3	1.1	15	\$479,000	\$479,000	\$479,000	100.00%	\$340,300	1.41
21	14 Park Avene	Colonial	3	2.1	8	\$499,000	\$499,000	\$496,630	99.53%	\$371,400	1.34
22	34 Kensington Terrace	Colonial	4	1.1	14	\$515,000	\$515,000	\$576,500	111.94%	\$388,400	1.48
23	29 Rynda Road	Tudor	4	2.1	11	\$519,900	\$519,900	\$536,000	103.10%	\$346,000	1.55
24	40 Suffolk Avenue	Colonial	4	1.1	14	\$529,000	\$529,000	\$529,000	100.00%	\$450,900	1.17
25	109 Parker Avenue	Colonial	3	2.1	14	\$539,000	\$539,000	\$529,000	98.14%	\$415,000	1.27
26	616 So Orange Avenue, SH4	HighRise	2	2.1	125	\$599,000	\$550,000	\$550,000	100.00%	\$424,700	1.30
27	268 Dunnell Road	Colonial	4	2.1	66	\$600,000	\$569,000	\$560,000	98.42%	\$619,000	0.90
28	12 Burnet Street	Colonial	4	1.1	11	\$575,000	\$575,000	\$575,000	100.00%	\$419,900	1.37
29	467 Baldwin Road	Colonial	4	2.2	32	\$589,000	\$579,000	\$585,000	101.04%	\$390,600	1.50
30	456-458 Elmwood Avenue	Colonial	4	2.1	18	\$579,000	\$579,000	\$605,000	104.49%	\$508,600	1.19

© 2004-2014 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood

June 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	14 S Pierson Road	Colonial	4	2.1	71	\$550,000	\$579,900	\$585,000	100.88%	\$364,400	1.61
32	8 Evergreen Place	Colonial	4	2.1	14	\$589,000	\$589,000	\$641,000	108.83%	\$456,200	1.41
33	12 Girard Place	Colonial	5	3.1	12	\$610,000	\$610,000	\$671,000	110.00%	\$457,600	1.47
34	6 Hoffman Street	Colonial	4	2.1	13	\$615,000	\$615,000	\$662,000	107.64%	\$474,900	1.39
35	12 Winthrop Place	Colonial	5	2.0	15	\$615,000	\$615,000	\$661,000	107.48%	\$532,900	1.24
36	6 Evergreen Place	Colonial	4	2.1	14	\$625,000	\$625,000	\$652,000	104.32%	\$531,500	1.23
37	2 St Lawrence Avenue	Colonial	4	2.1	71	\$649,000	\$635,000	\$625,000	98.43%	\$495,000	1.26
38	14 Madison Avenue	Colonial	5	2.2	6	\$679,000	\$679,000	\$679,000	100.00%	\$505,000	1.34
39	413 Walton Raod	Colonial	4	2.1	8	\$695,000	\$695,000	\$756,000	108.78%	\$620,000	1.22
40	57 Salter Place	Colonial	4	3.0	11	\$699,000	\$699,000	\$750,000	107.30%	\$560,200	1.34
41	58 Collinwood Road	Colonial	4	2.0	10	\$715,000	\$715,000	\$726,000	101.54%	\$572,900	1.27
42	8 Brookside Road	Colonial	4	2.2	12	\$725,000	\$725,000	\$771,000	106.34%	\$562,000	1.37
43	69 Burnet Street	Colonial	4	2.1	11	\$729,000	\$729,000	\$772,000	105.90%	\$516,100	1.50
44	16 Lenox Place	Colonial	5	2.1	10	\$735,000	\$735,000	\$851,000	115.78%	\$587,800	1.45
45	116 Maplewood Avenue	Colonial	4	3.1	9	\$819,000	\$819,000	\$835,000	101.95%	\$683,400	1.22
46	55 Collinwood Road	Colonial	5	3.1	3	\$839,000	\$839,000	\$865,000	103.10%	\$623,100	1.39
47	10 Claremont Drive	Colonial	6	4.0	13	\$850,000	\$850,000	\$900,000	105.88%	\$754,100	1.19
48	31 North Crescent	Colonial	4	4.0	9	\$875,000	\$875,000	\$885,000	101.14%	\$679,600	1.30
49	7 Sagamore Road	Victrian	4	3.1	1	\$999,500	\$999,500	\$950,000	95.05%	\$579,800	1.64
AVERAGE					41	\$523,496	\$520,555	\$535,574	102.68%		1.28

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 73
 Average List Price: \$461,199
 Average Days on Market: 78

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 83
 Average List Price: \$509,323
 Average Days on Market: 43

© 2004-2014 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	68	44	33	85	24	41							47
List Price	\$442,290	\$325,250	\$466,390	\$505,461	\$543,807	\$520,555							\$500,773
Sales Price	\$437,617	\$334,500	\$464,050	\$495,958	\$555,852	\$535,574							\$507,103
Sales Price as a % of List Price	97.56%	99.51%	97.03%	98.45%	101.95%	102.68%							99.30%
Sales Price to Assessed Value	1.11	1.15	1.08	1.13	1.24	1.28							1.16
# Units Sold	20	4	10	18	27	49							128
Active Listings	55	63	63	72	72	73							66
Under Contracts	38	53	80	99	102	83							76

Flashback! YTD 2013 vs YTD 2014

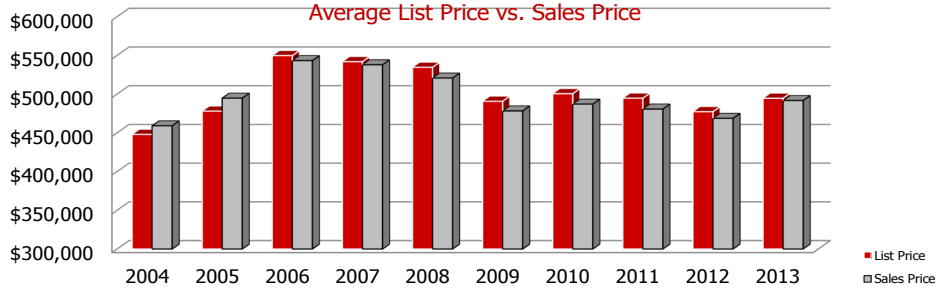
	2013	2014	% Change
Days on Market	71	47	-33.63%
Sales Price	\$435,312	\$507,103	16.49%
Sales Price as a % of List Price	97.62%	99.30%	1.72%



	2013	2014	% Change
# Units Sold	101	128	26.73%
Active Listings	94	73	-22.34%
Under Contracts	106	83	-21.70%

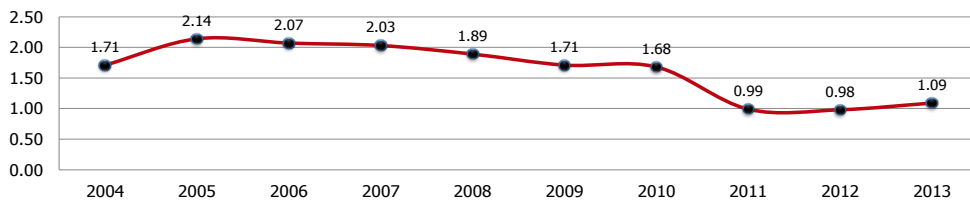
Maplewood 2004-2013

Average List Price vs. Sales Price



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642
SP	\$459,081	\$94,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717

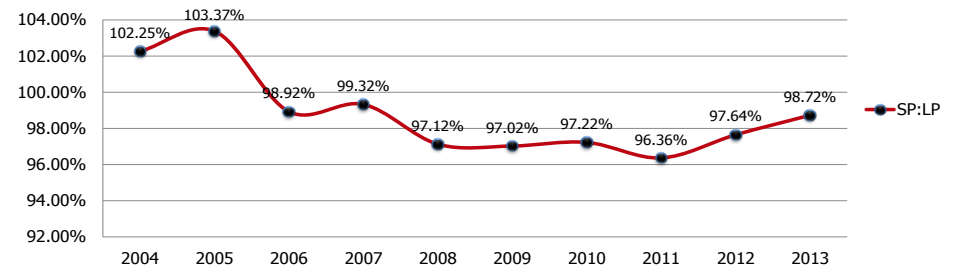
Sales Price to Assessed Value Ratio



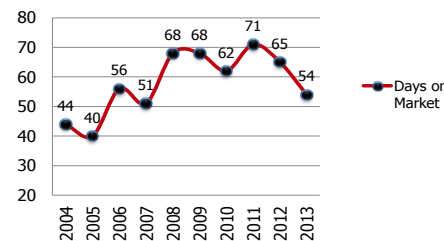
*2010 Tax Re-evaluation

Maplewood 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

