

# Maplewood

## August 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	30-D Meadowbrook Place	OneFloor	1	1.0	16	\$89,500	\$89,500	\$86,000	96.09%	\$85,000	1.01
2	106 Rutgers Street	Colonial	3	2.0	27	\$165,000	\$165,000	\$155,000	93.94%	\$249,900	0.62
3	20 Peachtree Road	Colonial	3	2.0	46	\$183,600	\$183,600	\$183,600	100.00%	\$224,800	0.82
4	43 Menzel Avenue	Colonial	3	1.1	486	\$249,500	\$240,000	\$210,000	87.50%	\$219,100	0.96
5	1677 Springfield Avenue	OneFloor	1	1.0	90	\$269,000	\$249,900	\$235,000	94.04%	\$220,000	1.07
6	10 Lexington Avenue	Colonial	2	1.1	84	\$279,000	\$259,000	\$250,000	96.53%	\$189,300	1.32
7	56 Jacoby Street	Colonial	2	1.0	17	\$269,000	\$269,000	\$262,500	97.58%	\$186,300	1.41
8	727 Valley Street	Colonial	2	1.1	24	\$319,000	\$319,000	\$323,000	101.25%	\$247,600	1.30
9	44 Princeton Street	Colonial	3	2.0	19	\$339,000	\$339,000	\$335,000	98.82%	\$223,500	1.50
10	82 Union Avenue	Colonial	3	2.0	22	\$349,900	\$349,900	\$355,000	101.46%	\$213,800	1.66
11	26 Ohio Street	Colonial	3	2.0	100	\$374,900	\$359,900	\$370,000	102.81%	\$273,000	1.36
12	4 Briarcliff Court	Colonial	3	1.1	9	\$404,000	\$404,000	\$475,000	117.57%	\$328,700	1.45
13	28 Rutgers Street	Colonial	4	1.1	11	\$419,000	\$419,000	\$419,000	100.00%	\$375,800	1.11
14	557 Summit Avenue	Colonial	3	1.0	11	\$429,000	\$429,000	\$461,000	107.46%	\$352,200	1.31
15	15 Crowell Place	Colonial	4	1.1	16	\$469,000	\$469,000	\$400,000	85.29%	\$415,900	0.96
16	616 So Orange Avenue 4G	HighRise	2	2.1	1	\$475,000	\$475,000	\$525,000	110.53%	\$301,300	1.74
17	13 Girard Place	Colonial	4	1.0	46	\$509,000	\$490,000	\$475,000	96.94%	\$379,600	1.25
18	3 Crowell Place	Colonial	4	1.1	15	\$498,000	\$498,000	\$498,000	100.00%	\$380,400	1.31
19	12 Crowell Place	Colonial	4	2.1	37	\$499,000	\$499,000	\$488,000	97.80%	\$377,100	1.29
20	22 S Pierson Road	Colonial	3	1.0	15	\$505,000	\$505,000	\$555,000	109.90%	\$346,300	1.60
21	35 Kendall Avenue	Colonial	3	1.2	17	\$525,000	\$525,000	\$550,000	104.76%	\$461,900	1.19
22	425 Elmwood Avenue	Tudor	3	2.2	41	\$559,000	\$559,000	\$535,000	95.71%	\$421,600	1.27
23	27 Courter Avenue	Colonial	4	1.1	8	\$579,000	\$579,000	\$600,000	103.63%	\$423,100	1.42
24	32 Midland Boulevard	Colonial	4	1.1	10	\$579,000	\$579,000	\$631,000	108.98%	\$485,900	1.30
25	83 Courter Avenue	Colonial	3	2.1	16	\$598,000	\$598,000	\$580,000	96.99%	\$537,100	1.08

© 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

## August 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	26 Garthwaite Terrace	Colonial	3	1.1	15	\$599,000	\$599,000	\$605,000	101.00%	\$439,300	1.38
27	24 Essex Road	Colonial	4	3.1	7	\$599,000	\$599,000	\$650,000	108.51%	\$431,100	1.51
28	72 Burnett Street	Colonial	5	1.1	22	\$625,000	\$625,000	\$625,000	100.00%	\$531,000	1.18
29	39 Suffolk Avenue	Colonial	4	2.2	20	\$650,000	\$650,000	\$665,000	102.31%	\$505,600	1.32
30	655 Ridgewood Road	Colonial	3	2.1	42	\$699,000	\$669,000	\$659,000	98.51%	\$527,200	1.25
31	5 Park Road	Colonial	4	3.1	16	\$675,000	\$675,000	\$727,000	107.70%	\$531,300	1.37
32	50 Pierson Road	Colonial	4	2.1	9	\$698,000	\$698,000	\$751,000	107.59%	\$523,300	1.44
33	10 Mountain Avenue	Victrian	5	2.1	37	\$699,000	\$699,000	\$691,000	98.86%	\$451,200	1.53
34	152 Wyoming Avenue	Tudor	4	3.1	87	\$840,000	\$820,000	\$805,000	98.17%	\$699,000	1.15
35	9 Lenox Place	Colonial	5	2.2	14	\$829,000	\$829,000	\$880,100	106.16%	\$507,300	1.73
36	219 Wyoming Avenue	Colonial	4	2.1	14	\$839,000	\$839,000	\$825,000	98.33%	\$658,200	1.25
37	653 Prospect Street	Colonial	6	3.2	14	\$849,000	\$849,000	\$849,000	100.00%	\$687,000	1.24
38	14 Hemlock Court	Colonial	5	3.2	65	\$850,000	\$850,000	\$825,000	97.06%	\$663,600	1.24
39	52 North Terrace	Meditter	5	3.1	29	\$859,000	\$859,000	\$800,000	93.13%	\$562,600	1.42
40	8 Roosevelt Road	Colonial	5	2.1	13	\$899,000	\$899,000	\$967,000	107.56%	\$752,200	1.29
41	18 Tower Drive	Colonial	6	3.2	15	\$900,000	\$900,000	\$955,000	106.11%	\$813,900	1.17
42	51 Mountain Avenue	Colonial	5	3.2	28	\$1,200,000	\$1,200,000	\$1,251,000	104.25%	\$808,600	1.55
43	17 Hickory Drive	Colonial	4	3.2	9	\$1,275,000	\$1,275,000	\$1,330,000	104.31%	\$830,200	1.60
AVERAGE					38	\$570,195	\$567,112	\$577,144	101.05%		1.30

### "ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 71  
 Average List Price: \$425,858  
 Average Days on Market: 87

### "UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 72  
 Average List Price: \$486,667  
 Average Days on Market: 45

© 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	31	38					43
List Price	\$442,290	\$325,250	\$466,390	\$505,461	\$543,807	\$520,555	\$536,538	\$577,144					\$520,849
Sales Price	\$437,617	\$334,500	\$464,050	\$495,958	\$555,852	\$535,574	\$546,754	\$567,112					\$528,636
Sales Price as a % of List Price	97.56%	99.51%	97.03%	98.45%	101.95%	102.68%	101.88%	101.05%					100.92%
Sales Price to Assessed Value	1.11	1.15	1.08	1.13	1.24	1.28	1.30	1.30					1.24
# Units Sold	20	4	10	18	27	49	37	43					208
Active Listings	55	63	63	72	72	73	71	76					68
Under Contracts	38	53	80	99	102	83	72	50					72

## Flashback! YTD 2013 vs YTD 2014

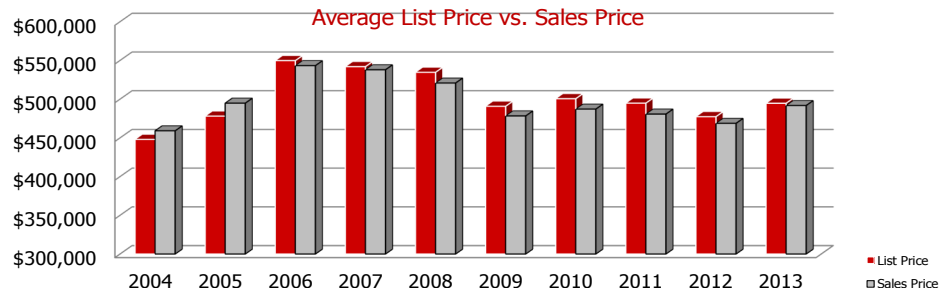
	2013	2014	% Change
Days on Market	55	43	-22.39%
Sales Price	\$490,726	\$528,636	7.73%
Sales Price as a % of List Price	94.01%	100.92%	7.34%



	2013	2014	% Change
# Units Sold	224	208	-7.14%
Active Listings	66	76	15.15%
Under Contracts	73	50	-31.51%

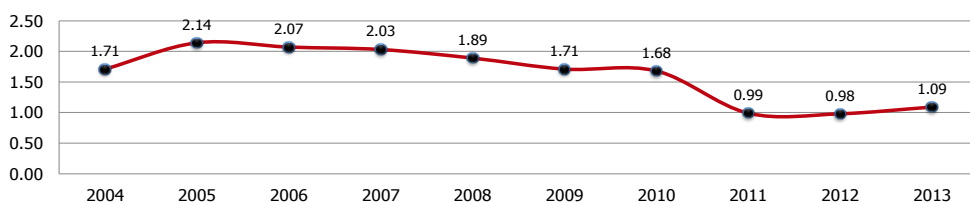
## Maplewood 2004-2013

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

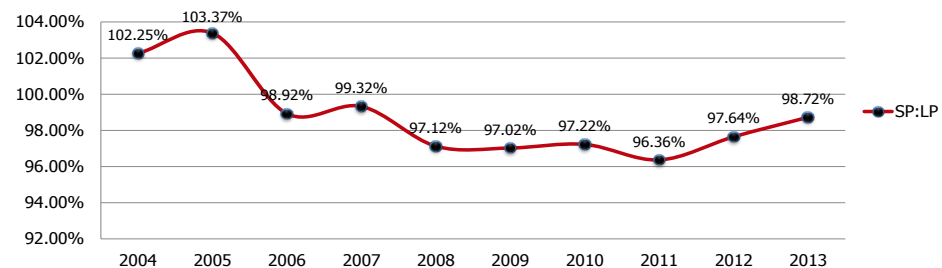
Sales Price to Assessed Value Ratio



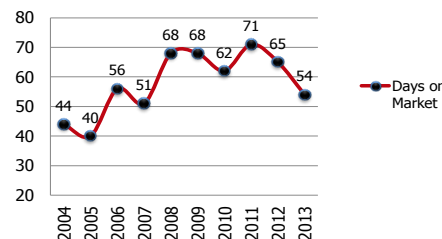
\*2010 Tax Re-evaluation

## Maplewood 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

