

Maplewood

July 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37-B Newark Way	HalfDupl	2	1.0	34	\$99,000	\$99,000	\$101,000	102.02%	\$160,900	0.63
2	110 Franklin Avenue	Colonial	3	1.0	229	\$185,000	\$165,000	\$160,000	96.97%	\$266,000	0.60
3	465-73 Valley Street	HighRise	2	1.0	34	\$220,000	\$220,000	\$205,000	93.18%	\$86,000	2.38
4	13 Brown Street	Colonial	3	2.1	12	\$275,000	\$275,000	\$277,000	100.73%	\$192,600	1.44
5	8 Fernwood Road	Colonial	3	2.1	12	\$339,900	\$339,900	\$339,900	100.00%	\$251,300	1.35
6	65 Fernwood Road	Colonial	3	1.1	24	\$349,000	\$349,000	\$349,000	100.00%	\$267,300	1.31
7	242 Hilton Avenue	CapeCod	3	2.1	79	\$369,000	\$349,000	\$335,000	95.99%	\$244,300	1.37
8	44 Garfield Place	Tudor	3	2.1	15	\$373,000	\$373,000	\$403,500	108.18%	\$408,200	0.99
9	658 Ridgewood Road	TwnIntUn	3	3.1	17	\$380,000	\$380,000	\$420,000	110.53%	\$356,500	1.18
10	162 Parker Avenue	Colonial	3	1.1	69	\$429,000	\$399,000	\$390,000	97.74%	\$351,400	1.11
11	533 Valley Street	Victrian	3	1.1	19	\$439,000	\$439,000	\$450,000	102.51%	\$293,600	1.53
12	31 Overlook Terrace	Colonial	3	1.1	17	\$445,000	\$445,000	\$468,900	105.37%	\$329,900	1.42
13	143 Tuscan Road	Colonial	3	2.1	10	\$459,000	\$459,000	\$479,000	104.36%	\$445,900	1.07
14	136 Union Avenue	Colonial	4	2.1	10	\$489,000	\$489,000	\$482,500	98.67%	\$212,000	2.28
15	117 Midland Boulevard	Colonial	4	1.1	34	\$499,000	\$499,000	\$545,000	109.22%	\$314,700	1.73
16	49 Kensington Terrace	Colonial	4	1.1	18	\$529,000	\$529,000	\$570,000	107.75%	\$436,200	1.31
17	18 Yale Street	Colonial	3	1.1	10	\$540,000	\$540,000	\$561,000	103.89%	\$471,900	1.19
18	20 Evergreen Place	Tudor	4	2.1	57	\$549,000	\$549,000	\$535,000	97.45%	\$510,400	1.05
19	483 Richmond Avenue	Colonial	4	2.1	10	\$585,000	\$585,000	\$624,000	106.67%	\$446,100	1.40
20	41 Oakland Road	Colonial	5	2.0	65	\$679,000	\$589,000	\$570,000	96.77%	\$535,600	1.06
21	41 Kendall Avenue	Colonial	4	1.1	10	\$589,000	\$589,000	\$625,000	106.11%	\$515,400	1.21
22	150 Oakland Road	Colonial	3	2.1	20	\$589,000	\$589,000	\$605,000	102.72%	\$470,500	1.29
23	19 E Cedar Lane	Colonial	3	1.1	28	\$599,000	\$599,000	\$615,000	102.67%	\$349,800	1.76
24	1 Rutgers Street	Colonial	5	2.1	7	\$599,000	\$599,000	\$590,000	98.50%	\$464,000	1.27
25	3 Cottage Court	Colonial	3	2.1	45	\$635,000	\$609,000	\$620,000	101.81%	\$476,900	1.30

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Not intended to solicit a property already listed.

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

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26	110 Sherman Place	Victrian	4	2.2	13	\$619,000	\$619,000	\$658,500	106.38%	\$491,700	1.34
27	29 Burr Road	Colonial	5	3.1	39	\$650,000	\$625,000	\$612,500	98.00%	\$504,100	1.22
28	12 Brookside Road	Colonial	3	1.1	38	\$635,000	\$635,000	\$618,000	97.32%	\$531,700	1.16
29	52 Kendal Avenue	Colonial	4	2.2	13	\$669,000	\$669,000	\$699,600	104.57%	\$575,500	1.22
30	3 Park Road	Colonial	5	3.0	9	\$669,000	\$669,000	\$741,000	110.76%	\$573,400	1.29
31	37 Burnett Terrace	Colonial	4	2.1	10	\$675,000	\$675,000	\$702,000	104.00%	\$467,100	1.50
32	220 Wyoming Avenue	Colonial	4	3.1	14	\$699,000	\$699,000	\$682,500	97.64%	\$587,700	1.16
33	84 Maplewood Avenue	Colonial	5	3.1	36	\$729,000	\$729,000	\$729,000	100.00%	\$690,900	1.06
34	682 Prospect Street	Victrian	5	2.2	13	\$750,000	\$750,000	\$817,000	108.93%	\$568,800	1.44
35	50 Curtis Place	Colonial	5	3.1	31	\$825,000	\$825,000	\$805,000	97.58%	\$748,400	1.08
36	94 Durand Road	Colonial	5	3.1	40	\$899,000	\$850,000	\$845,000	99.41%	\$664,500	1.27
37	6 South Crescent	Colonial	5	5.1	21	\$1,050,000	\$1,050,000	\$999,000	95.14%	\$823,800	1.21
AVERAGE					31	\$543,565	\$536,538	\$546,754	101.88%		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

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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						44
List Price	\$442,290	\$325,250	\$466,390	\$505,461	\$543,807	\$520,555	\$536,538						\$508,793
Sales Price	\$437,617	\$334,500	\$464,050	\$495,958	\$555,852	\$535,574	\$546,754						\$515,995
Sales Price as a % of List Price	97.56%	99.51%	97.03%	98.45%	101.95%	102.68%	101.88%						100.88%
Sales Price to Assessed Value	1.11	1.15	1.08	1.13	1.24	1.28	1.30						1.23
# Units Sold	20	4	10	18	27	49	37						165
Active Listings	55	63	63	72	72	73	71						67
Under Contracts	38	53	80	99	102	83	72						75

Flashback! YTD 2013 vs YTD 2014

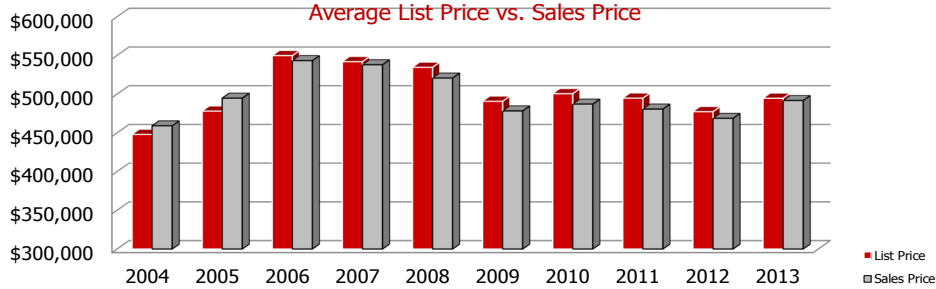
	2013	2014	% Change
Days on Market	60	44	-27.29%
Sales Price	\$466,942	\$515,995	10.51%
Sales Price as a % of List Price	98.62%	100.88%	2.29%



	2013	2014	% Change
# Units Sold	175	165	-5.71%
Active Listings	78	71	-8.97%
Under Contracts	91	72	-20.88%

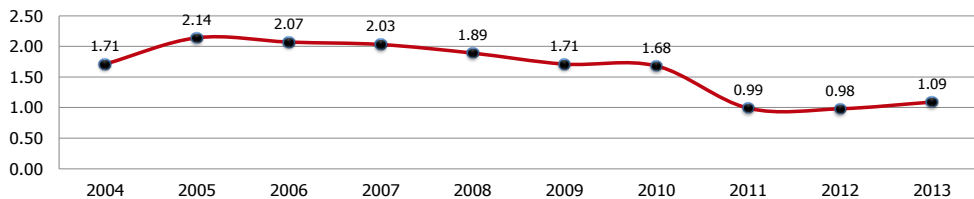
Maplewood 2004-2013

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

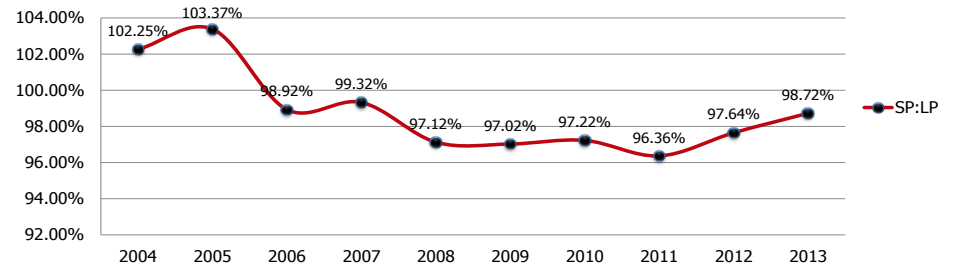
Sales Price to Assessed Value Ratio



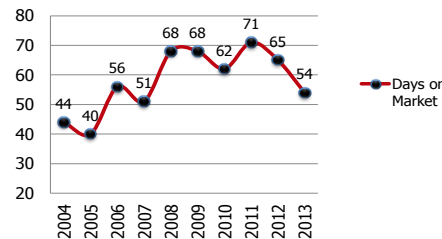
*2010 Tax Re-evaluation

Maplewood 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

