

Maplewood

September 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	289-A Elmwood Avenue	OneFloor	1	1.0	100	\$80,000	\$72,000	\$72,200	100.28%	\$82,400	0.88
2	70 Hillcrest Road	Colonial	3	1.1	88	\$230,000	\$224,900	\$201,000	89.37%	\$198,500	1.01
3	467 Valley Street	HighRise	2	2.0	17	\$269,000	\$269,000	\$261,000	97.03%	\$149,700	1.74
4	23 Brookwood Drive	Colonial	3	1.1	101	\$349,000	\$329,000	\$317,000	96.35%	\$241,600	1.31
5	141 Franklin Avenue	Colonial	3	2.1	25	\$349,900	\$349,900	\$341,000	97.46%	\$269,200	1.27
6	35-37 Hillcrest Road	Colonial	3	2.1	28	\$374,900	\$374,900	\$371,000	98.96%	\$261,900	1.42
7	14 Highland Place C0000F	TwndEndUn	2	1.1	43	\$397,000	\$397,000	\$380,000	95.72%	\$328,100	1.16
8	52 Courter Avenue	Colonial	3	1.1	29	\$350,000	\$350,000	\$382,500	109.29%	\$465,400	0.82
9	58 Broadview Avenue	Colonial	3	1.0	27	\$395,000	\$395,000	\$385,000	97.47%	\$290,800	1.32
10	30 Elberta Road	Colonial	3	1.1	114	\$500,000	\$460,000	\$445,000	96.74%	\$330,600	1.35
11	11 Rutgers Street	Colonial	4	1.1	15	\$489,000	\$489,000	\$465,000	95.09%	\$453,100	1.03
12	26 Manley Terrace	Colonial	4	2.0	71	\$530,000	\$499,200	\$485,000	97.16%	\$321,300	1.51
13	71 S Pierson Road	Colonial	3	2.0	16	\$489,000	\$489,000	\$489,000	100.00%	\$364,400	1.34
14	79 Woodland Road	Colonial	4	1.1	70	\$599,000	\$575,000	\$530,000	92.17%	\$595,500	0.89
15	24 S Pierson Road	Colonial	4	2.1	41	\$559,000	\$539,000	\$539,000	100.00%	\$484,700	1.11
16	5 Rutgers Street	Colonial	3	2.1	9	\$539,000	\$539,000	\$540,000	100.19%	\$462,300	1.17
17	7 Warren Road	Colonial	4	2.1	1	\$569,000	\$569,000	\$560,000	98.42%	\$413,100	1.36
18	40-42 Crestwood Drive	Tudor	5	3.2	79	\$1,195,000	\$929,000	\$929,000	100.00%	\$774,500	1.20
AVERAGE					49	\$459,100	\$436,106	\$427,372	97.87%		1.22

“ACTIVE” LISTINGS IN MAPLEWOOD

Number of Units: 77
 Average List Price: \$484,078
 Average Days on Market: 9

“UNDER CONTRACT” LISTINGS IN MAPLEWOOD

Number of Units: 53
 Average List Price: \$435,294
 Average Days on Market: 52

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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.

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	49				43
List Price	\$442,290	\$325,250	\$466,390	\$505,461	\$543,807	\$520,555	\$536,538	\$577,144	\$436,106				\$514,100
Sales Price	\$437,617	\$334,500	\$464,050	\$495,958	\$555,852	\$535,574	\$546,754	\$567,112	\$427,372				\$520,571
Sales Price as a % of List Price	97.56%	99.51%	97.03%	98.45%	101.95%	102.68%	101.88%	101.05%	97.87%				100.67%
Sales Price to Assessed Value	1.11	1.15	1.08	1.13	1.24	1.28	1.30	1.30	1.22				1.24
# Units Sold	20	4	10	18	27	49	37	43	18				226
Active Listings	55	63	63	72	72	73	71	76	77				69
Under Contracts	38	53	80	99	102	83	72	50	53				70

Flashback! YTD 2013 vs YTD 2014

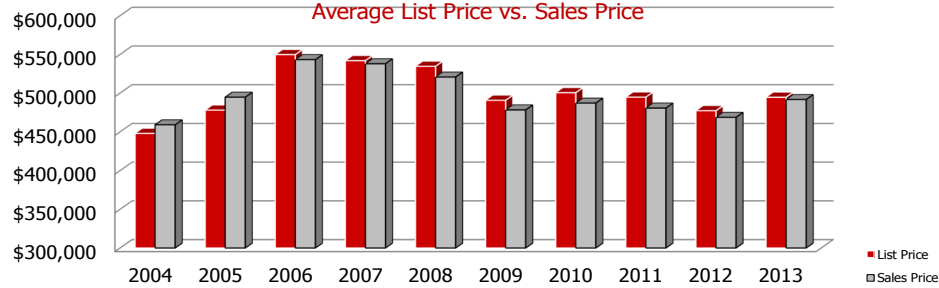
	2013	2014	% Change
Days on Market	53	43	-19.34%
Sales Price	\$496,717	\$520,571	4.80%
Sales Price as a % of List Price	98.94%	100.67%	1.75%



	2013	2014	% Change
# Units Sold	257	226	-12.06%
Active Listings	68	77	13.24%
Under Contracts	54	53	-1.85%

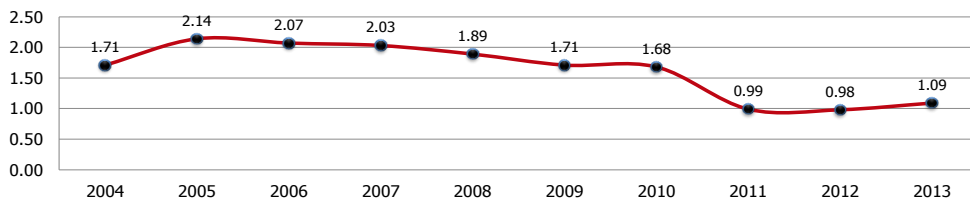
Maplewood 2004-2013

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

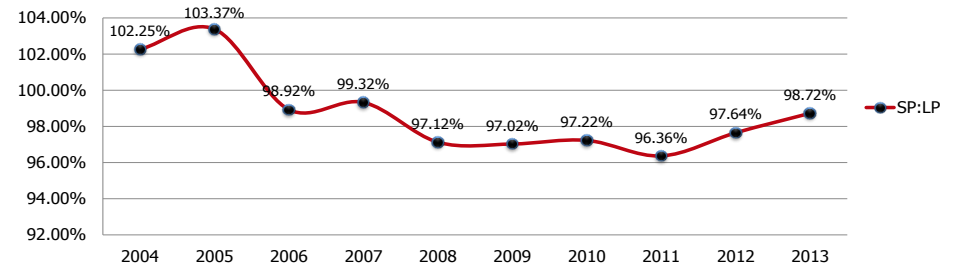
Sales Price to Assessed Value Ratio



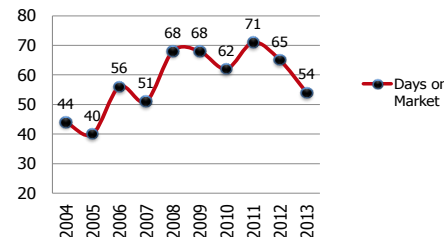
*2010 Tax Re-evaluation

Maplewood 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

