

Maplewood

November 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	393 Boyden Avenue	OneFloor	2	1.0	66	\$144,900	\$144,900	\$140,000	96.62%	\$144,900	0.97
2	59 Boyden Avenue	CapeCod	3	1.1	188	\$320,000	\$315,000	\$317,500	100.79%	\$253,600	1.25
3	14 Creston Avenue	Colonial	4	3.0	143	\$333,000	\$333,000	\$320,000	96.10%	\$272,000	1.18
4	33 W Parker Avenue	Ranch	3	1.1	15	\$375,000	\$375,000	\$375,500	100.13%	\$368,800	1.02
5	15 Highland Avenue	Colonial	3	2.1	41	\$429,000	\$429,000	\$399,000	93.01%	\$426,500	0.94
6	44 Plymouth Avenue	Colonial	4	2.1	18	\$375,000	\$375,000	\$400,000	106.67%	\$386,000	1.04
7	7 Crowell Place	Colonial	3	2.0	63	\$450,000	\$425,000	\$415,000	97.65%	\$370,000	1.12
8	2 Crowell Place	Colonial	3	1.1	154	\$449,000	\$439,000	\$427,000	97.27%	\$349,900	1.22
9	9 Lincoln Place	Colonial	3	1.1	43	\$499,000	\$499,000	\$492,500	98.70%	\$358,200	1.37
10	47 Burnett Terrace	Colonial	4	2.0	101	\$549,000	\$539,000	\$535,000	99.26%	\$444,000	1.20
11	616 So Orange Avenue 8L	HighRise	2	2.1	0	\$560,000	\$560,000	\$560,000	100.00%	\$406,400	1.38
12	18 Franklin Place	Colonial	4	2.0	38	\$525,000	\$539,000	\$562,000	104.27%	\$482,100	1.17
13	65 Burnett Terrace	Colonial	4	1.1	34	\$619,000	\$579,000	\$579,000	100.00%	\$495,300	1.17
14	6 Lincoln Place	Colonial	4	1.1	36	\$599,000	\$599,000	\$590,000	98.50%	\$406,800	1.45
15	11 Euclid Avenue	Colonial	5	2.1	19	\$715,000	\$715,000	\$682,500	95.45%	\$614,800	1.11
16	3 Crestwood Drive	Colonial	5	3.1	12	\$699,000	\$699,000	\$715,000	102.29%	\$753,300	0.95
17	26 New England Road	Colonial	4	3.1	11	\$689,000	\$689,000	\$751,000	109.00%	\$566,900	1.32
18	5 Clinton Avenue	Colonial	5	3.1	25	\$899,000	\$899,000	\$920,000	102.34%	\$660,500	1.39
19	28 Euclid Avenue	Colonial	4	4.1	17	\$879,000	\$879,000	\$951,000	108.19%	\$833,700	1.14
AVERAGE					54	\$531,995	\$527,995	\$533,263	100.33%		1.18

“ACTIVE” LISTINGS IN MAPLEWOOD

Number of Units: **62**
 Average List Price: **\$427,898**
 Average Days on Market: **98**

“UNDER CONTRACT” LISTINGS IN MAPLEWOOD

Number of Units: **65**
 Average List Price: **\$471,651**
 Average Days on Market: **44**

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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	47	54		44
List Price	\$442,290	\$325,250	\$466,390	\$505,461	\$543,807	\$520,555	\$536,538	\$577,144	\$436,106	\$510,895	\$527,995		\$514,825
Sales Price	\$437,617	\$334,500	\$464,050	\$495,958	\$555,852	\$535,574	\$546,754	\$567,112	\$427,372	\$512,491	\$533,263		\$520,808
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%	100.06%	100.33%		100.60%
Sales Price to Assessed Value	1.11	1.15	1.08	1.13	1.24	1.28	1.30	1.30	1.22	1.27	1.18		1.24
# Units Sold	20	4	10	18	27	49	37	43	18	22	19		267
Active Listings	55	63	63	72	72	73	71	76	77	72	62		69
Under Contracts	38	53	80	99	102	83	72	50	53	63	65		69

Flashback! YTD 2013 vs YTD 2014

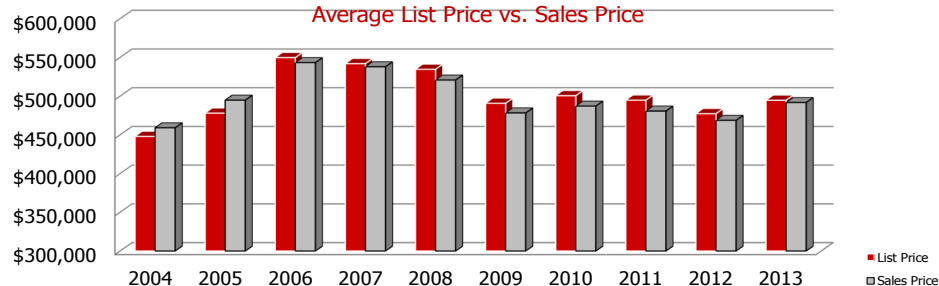
	2013	2014	% Change
Days on Market	54	44	-17.51%
Sales Price	\$494,316	\$520,808	5.36%
Sales Price as a % of List Price	98.75%	100.60%	1.87%



	2013	2014	% Change
# Units Sold	291	267	-8.25%
Active Listings	57	62	8.77%
Under Contracts	59	65	10.17%

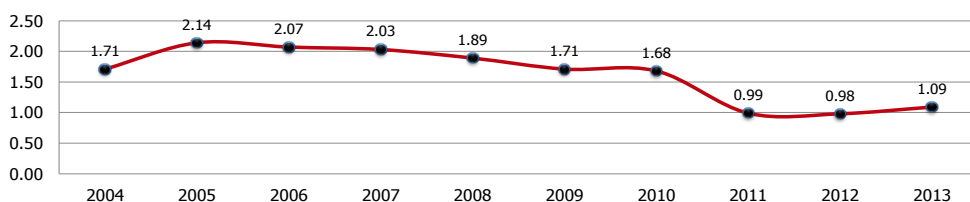
Maplewood 2004-2013

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

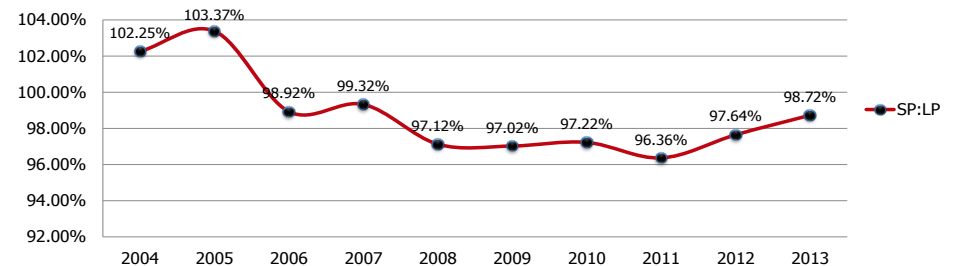
Sales Price to Assessed Value Ratio



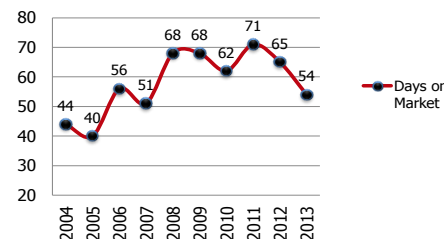
*2010 Tax Re-evaluation

Maplewood 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

