

Maplewood

February 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	660-666 Irvington Ave Unit 14	TwnEndUn	2	1.1	273	\$169,900	\$185,000	\$130,000	70.27%	\$160,000	0.81
2	149 Burnett Avenue	Colonial	4	3.0	38	\$199,000	\$199,000	\$209,000	105.03%	\$243,900	0.86
3	232 Laurel Avenue	SplitLev	3	1.0	51	\$215,000	\$215,000	\$214,000	99.53%	\$189,500	1.13
4	101 Oakland Road	Colonial	3	1.1	86	\$399,999	\$399,999	\$300,000	75.00%	\$386,600	0.78
5	48 Orchard Road	Colonial	3	1.2	15	\$379,000	\$379,000	\$382,000	100.79%	\$264,500	1.44
6	13 Norfolk Avenue	Colonial	3	1.1	31	\$449,500	\$449,500	\$420,000	93.44%	\$465,000	0.90
7	48 Maplewood Avenue	Colonial	4	2.2	50	\$500,000	\$500,000	\$457,000	91.40%	\$439,300	1.04
8	20 Rynda Road	Colonial	4	2.1	13	\$489,000	\$489,000	\$527,000	107.77%	\$307,000	1.72
9	16 Rynda Road	Colonial	3	2.1	24	\$550,000	\$550,000	\$540,000	98.18%	\$401,700	1.34
10	51 Courter Avenue	Colonial	3	1.1	9	\$565,000	\$565,000	\$579,000	102.48%	\$455,100	1.27
11	58 Park Avenue	Colonial	4	2.0	7	\$569,000	\$569,000	\$590,000	103.69%	\$466,200	1.27
12	275 Wyoming Avenue	SplitLev	4	3.0	32	\$685,000	\$685,000	\$665,000	97.08%	\$461,600	1.44
13	1 Mountain Avenue	Colonial	5	1.0	124	\$729,000	\$729,000	\$710,000	97.39%	\$554,600	1.28
14	492 Ridgewood Road	Colonial	5	3.0	47	\$799,000	\$769,000	\$799,000	103.90%	\$592,000	1.35
15	18 Brook Lane	Colonial	4	2.1	17	\$899,000	\$899,000	\$899,000	100.00%	\$686,600	1.31
16	29 Brookside Road	Colonial	4	3.1	11	\$899,000	\$899,000	\$901,200	100.24%	\$653,700	1.38
17	279 Wyoming Avenue	Colonial	6	4.1	9	\$1,195,000	\$1,195,000	\$1,195,000	100.00%	\$901,500	1.33
18	45 Clinton Avenue	Colonial	5	4.1	65	\$1,395,000	\$1,295,000	\$1,235,000	95.37%	\$1,040,800	1.19
AVERAGE					50	\$615,911	\$609,528	\$597,344	96.75%		1.21

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 51
 Average List Price: \$448,882
 Average Days on Market: 66

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 63
 Average List Price: \$442,921
 Average Days on Market: 50

© 2004-2015 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 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31	50											41
List Price	\$486,629	\$609,528											\$549,834
Sales Price	\$486,306	\$597,344											\$543,411
Sales Price as a % of List Price	100.26%	96.75%											98.46%
Sales Price to Assessed Value	1.21	1.21											1.21
# Units Sold	17	18											35
Active Listings	51	51											51
Under Contracts	60	63											62

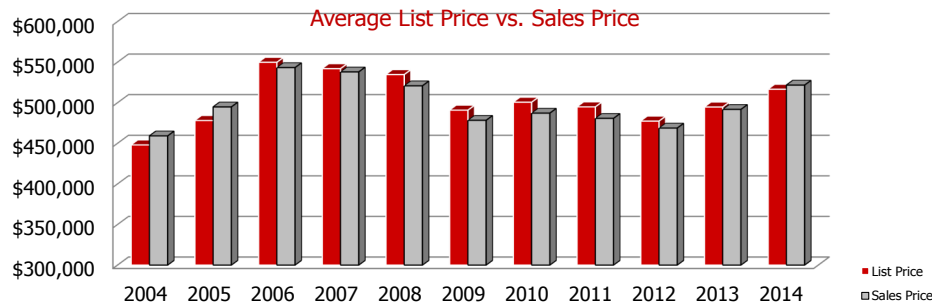
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	64	41	-35.92%
Sales Price	\$420,431	\$543,411	29.25%
Sales Price as a % of List Price	97.89%	98.46%	0.58%



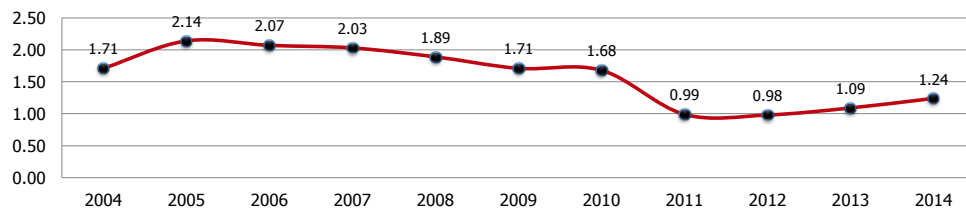
	2014	2015	% Change
# Units Sold	24	35	45.83%
Active Listings	63	51	-19.05%
Under Contracts	53	63	18.87%

Maplewood Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529
SP	\$459,081	\$94,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666

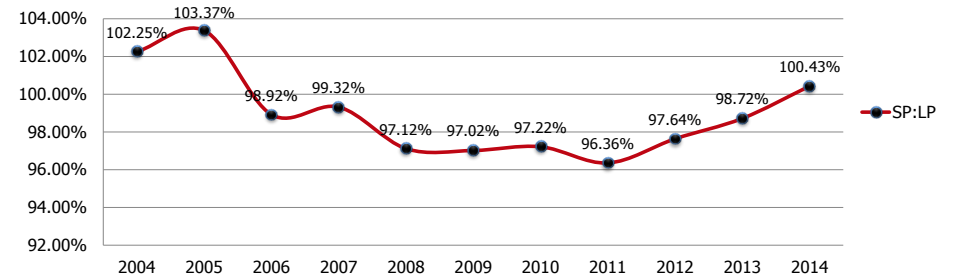
Sales Price to Assessed Value Ratio



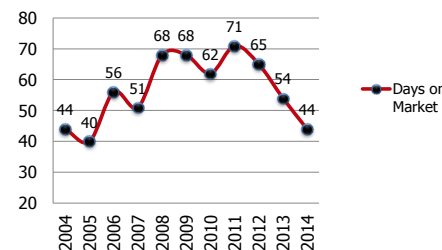
*2010 Tax Re-evaluation

Maplewood Monthly Market Trends

2004-2013 Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

