

Maplewood

January 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	75-B Meadowbrook Place	FirstFlr	1	1.0	15	\$110,000	\$110,000	\$104,500	95.00%	\$85,600	1.22
2	665 Prospect Street	Colonial	5	4.1	15	\$925,000	\$925,000	\$900,000	97.30%	\$548,300	1.64
3	173 Oakland Road	Colonial	4	1.1	100	\$489,000	\$489,000	\$469,000	95.91%	\$513,600	0.91
4	6 Raymond Terrace	Colonial	3	1.1	6	\$259,900	\$239,900	\$225,000	93.79%	\$224,700	1.00
5	467 Valley Street	HighRise	3	2.0	11	\$289,000	\$289,000	\$289,000	100.00%	\$160,300	1.80
6	83 Maplewood Avenue	Colonial	6	2.1	20	\$749,000	\$749,000	\$749,000	100.00%	\$578,300	1.30
7	82 Oakland Road	Colonial	4	2.1	79	\$549,000	\$499,000	\$515,000	103.21%	\$533,500	0.97
8	26 Menzel Avenue	Colonial	4	2.1	39	\$309,500	\$309,500	\$315,000	101.78%	\$261,300	1.21
9	26 William Street	Colonial	3	2.0	45	\$309,999	\$309,000	\$316,000	102.27%	\$242,300	1.30
10	9 Beach Place	Colonial	6	4.2	25	\$879,000	\$849,000	\$812,500	95.70%	\$672,200	1.21
11	264 Dunnell Road	Colonial	5	2.1	25	\$499,000	\$469,000	\$475,000	101.28%	\$438,300	1.08
12	536 Summit Avenue	Colonial	3	1.1	35	\$498,500	\$498,500	\$490,000	98.29%	\$407,200	1.20
13	28 Ball Terrace	Colonial	3	1.0	10	\$319,900	\$319,900	\$390,500	122.07%	\$379,800	1.03
14	7 Lewis Drive	Colonial	4	3.1	13	\$819,000	\$819,000	\$838,700	102.41%	\$605,700	1.38
15	125 Tuscan Road	Colonial	4	2.1	49	\$450,000	\$439,900	\$424,000	96.39%	\$403,100	1.05
16	34 Midland Boulevard	Colonial	4	2.2	29	\$459,000	\$459,000	\$454,000	98.91%	\$394,800	1.15
17	88 Tuscan Road	Colonial	4	1.1	9	\$499,000	\$499,000	\$500,000	100.20%	\$443,700	1.13
AVERAGE					31	\$494,929	\$486,629	\$486,306	100.26%		1.21

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units:	51
Average List Price:	\$452,335
Average Days on Market:	60

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units:	60
Average List Price:	\$417,697
Average Days on Market:	62

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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 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31												31
List Price	\$486,629												\$486,629
Sales Price	\$486,306												\$486,306
Sales Price as a % of List Price	100.26%												100.26%
Sales Price to Assessed Value	1.21												1.21
# Units Sold	17												17
Active Listings	51												51
Under Contracts	60												60

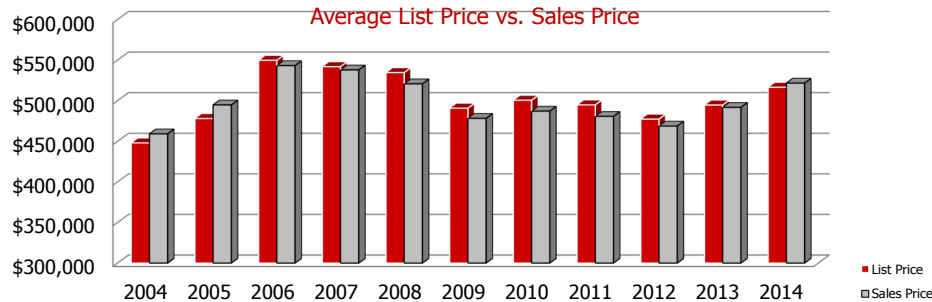
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	68	31	-54.35%
Sales Price	\$437,617	\$486,306	11.13%
Sales Price as a % of List Price	97.56%	100.26%	2.77%



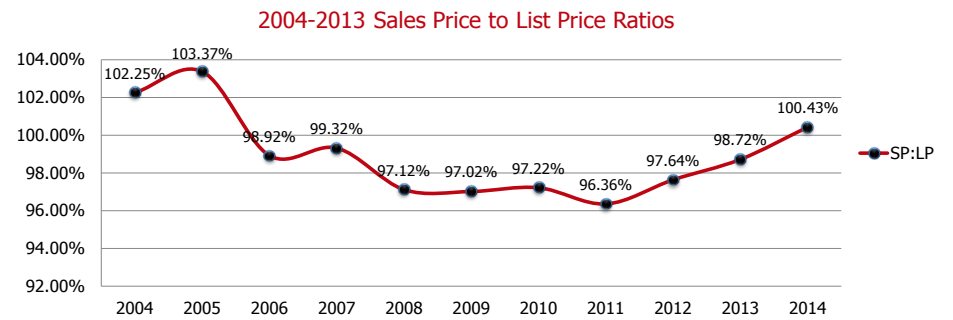
	2014	2015	% Change
# Units Sold	15	17	13.33%
Active Listings	55	51	-7.27%
Under Contracts	38	60	57.89%

Maplewood Yearly Market Trends

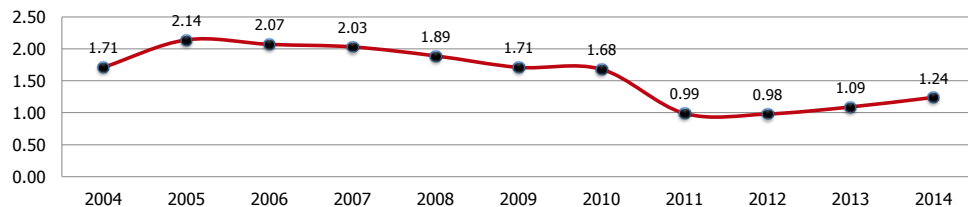


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529
SP	\$459,081	\$94,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666

Maplewood Monthly Market Trends

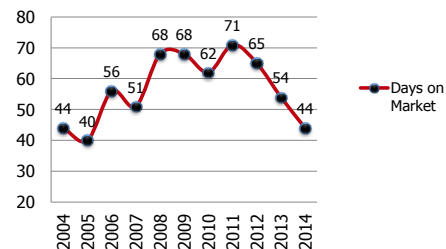


Sales Price to Assessed Value Ratio



*2010 Tax Re-evaluation

Average Days on Market



Number of Units Sold

