

Maplewood

July 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	60 Peachtree Road	Colonial	3	1.1	0	\$199,000	\$199,000	\$180,000	90.45%	\$211,700	0.85
2	56 Menzel Avenue	Colonial	4	2.0	37	\$243,900	\$243,900	\$212,000	86.92%	\$256,900	0.83
3	499 Boyden Avenue	HalfDupl	3	2.1	51	\$315,000	\$315,000	\$307,500	97.62%	\$240,300	1.28
4	33-35 Tuscan Street	Colonial	3	1.1	15	\$380,000	\$380,000	\$385,000	101.32%	\$213,700	1.80
5	31-33 Concord Avenue	Split Level	4	2.0	11	\$375,000	\$375,000	\$426,550	113.75%	\$284,700	1.50
6	121 Midland Boulevard	Colonial	3	1.1	63	\$450,000	\$450,000	\$445,000	98.89%	\$336,300	1.32
7	92 Oakview Avenue	Colonial	4	1.1	33	\$469,000	\$469,000	\$453,000	96.59%	\$445,500	1.02
8	9 Crowell Place	Colonial	4	2.0	19	\$449,000	\$449,000	\$465,000	103.56%	\$404,200	1.15
9	120 Midland Boulevard	Colonial	4	2.0	14	\$450,000	\$450,000	\$475,000	105.56%	\$338,100	1.40
10	4 Rynda Road	Colonial	3	1.1	11	\$415,000	\$415,000	\$510,000	122.89%	\$275,300	1.85
11	457 Baldwin Road	Colonial	4	2.0	14	\$459,000	\$459,000	\$516,000	112.42%	\$333,000	1.55
12	57 Yale Street	Colonial	4	1.1	16	\$509,000	\$509,000	\$518,000	101.77%	\$396,400	1.31
13	47 Salter Place	Colonial	3	1.1	30	\$549,000	\$514,900	\$526,100	102.18%	\$389,400	1.35
14	14 Rynda Road	Colonial	3	1.1	12	\$519,000	\$519,000	\$540,000	104.05%	\$335,900	1.61
15	28 Park Avenue	Colonial	3	2.0	12	\$519,000	\$519,000	\$550,900	106.15%	\$435,100	1.27
16	723 Valley Street	Custom	3	2.0	18	\$560,000	\$560,000	\$555,000	99.11%	\$305,700	1.82
17	70 Tuscan Road	Colonial	4	1.1	17	\$569,000	\$569,000	\$600,000	105.45%	\$433,200	1.39
18	121 Baker Street	Colonial	3	1.2	14	\$629,000	\$629,000	\$662,500	105.33%	\$396,500	1.67
19	31 Midland Boulevard	Colonial	5	3.1	19	\$669,000	\$669,000	\$681,000	101.79%	\$577,000	1.18
20	81 Claremont Avenue	Tudor	3	4.0	22	\$699,000	\$699,000	\$687,000	98.28%	\$600,500	1.14
21	17 Arcularius Terrace	Colonial	4	2.1	11	\$650,000	\$650,000	\$687,000	105.69%	\$502,400	1.37
22	30 Burr Road	Colonial	6	2.1	15	\$675,000	\$675,000	\$705,000	104.44%	\$519,300	1.36
23	58 Headley Place	Colonial	3	2.1	20	\$619,000	\$619,000	\$709,000	114.54%	\$503,900	1.41
24	28 De Hart Road	Colonial	4	2.1	14	\$689,000	\$689,000	\$720,000	104.50%	\$535,900	1.34
25	52 Courter Avenue	Colonial	4	2.2	13	\$699,000	\$699,000	\$735,000	105.15%	\$425,200	1.73

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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	44 Pierson Road	Colonial	5	2.1	30	\$749,000	\$749,000	\$749,000	100.00%	\$494,200	1.52
27	3 North Crescent	Colonial	4	3.1	19	\$749,000	\$749,000	\$760,000	101.47%	\$573,700	1.32
28	487 Ridgewood Road	Colonial	4	3.2	9	\$749,000	\$749,000	\$801,500	107.01%	\$601,800	1.33
29	122 Wyoming Avenue	Colonial	5	4.2	9	\$825,000	\$825,000	\$805,000	97.58%	\$647,100	1.24
30	49 Claremont Drive	Colonial	4	3.1	13	\$750,000	\$750,000	\$812,500	108.33%	\$600,400	1.35
31	420 Walton Road	Colonial	4	3.1	22	\$849,000	\$849,000	\$825,000	97.17%	\$536,400	1.54
32	625 Ridgewood Road	Victorian	5	4.0	15	\$825,000	\$825,000	\$836,000	101.33%	\$707,200	1.18
33	9 Owen Drive	Colonial	5	3.1	13	\$769,000	\$769,000	\$850,000	110.53%	\$592,700	1.43
34	139 Maplewood Avenue	Victorian	6	3.1	15	\$879,000	\$879,000	\$885,000	100.68%	\$566,700	1.56
35	584 Prospect Street	Colonial	4	3.1	17	\$879,000	\$879,000	\$905,000	102.96%	\$643,700	1.41
36	36 Ridgewood Terrace	Colonial	5	3.1	9	\$895,000	\$895,000	\$947,500	105.87%	\$740,600	1.28
37	601 Prospect Street	Meditter	6	3.0	19	\$950,000	\$950,000	\$960,000	101.05%	\$636,000	1.51
38	18 Ridgewood Terrace	Colonial	5	3.1	22	\$999,900	\$999,900	\$994,999	99.51%	\$701,400	1.42
39	540 Ridgewood Road	Colonial	5	2.2	11	\$1,095,000	\$1,095,000	\$1,126,000	102.83%	\$794,700	1.42
AVERAGE					19	\$633,892	\$633,018	\$654,078	103.20%		1.38

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 68
Average List Price: \$417,106
Average Days on Market: 88

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 81
Average List Price: \$454,276
Average Days on Market: 48

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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	42	48	27	27	19						32
List Price	\$486,629	\$609,528	\$491,652	\$526,795	\$542,824	\$555,705	\$633,018						\$556,910
Sales Price	\$486,306	\$597,344	\$471,412	\$544,738	\$558,568	\$573,839	\$654,078						\$565,636
Sales Price as a % of List Price	100.26%	96.75%	95.79%	102.71%	102.13%	102.65%	103.20%						101.01%
Sales Price to	1.21	1.21	1.20	1.35	1.27	1.31	1.38						1.29
# Units Sold	17	18	25	21	29	40	39						189
Active Listings	51	51	61	79	83	77	68						67
Under Contracts	60	63	79	93	96	85	81						80

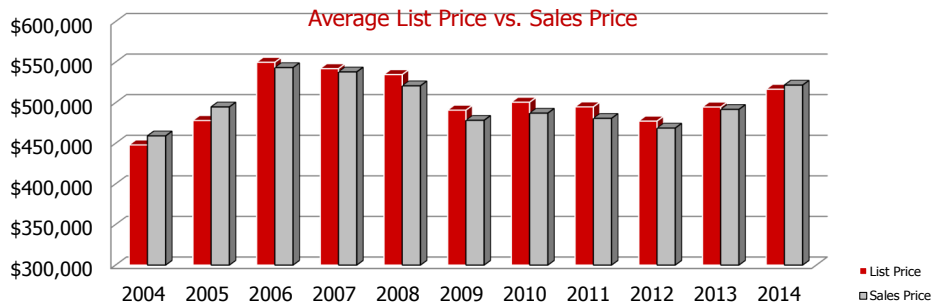
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	44	32	-26.57%
Sales Price	\$515,995	\$565,636	9.62%
Sales Price as a %	100.88%	101.01%	0.12%



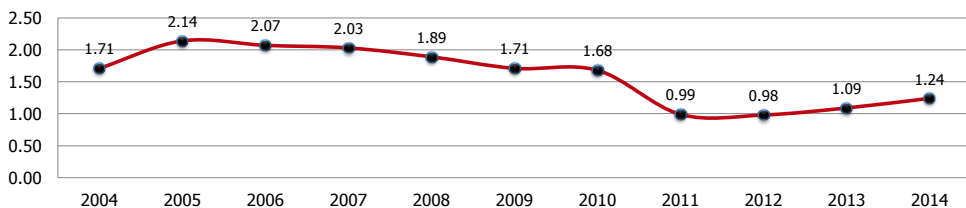
	2014	2015	% Change
# Units Sold	165	189	14.55%
Active Listings	71	68	-4.23%
Under Contracts	72	81	12.50%

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	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666

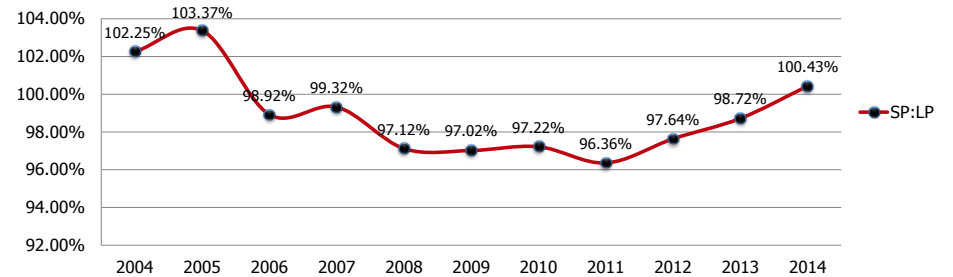
Sales Price to Assessed Value Ratio



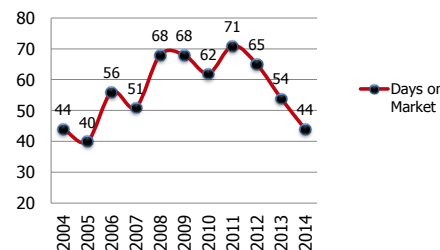
*2010 Tax Re-evaluation

Maplewood Monthly Market Trends

2004-2013 Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

