

# Maplewood

## December 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	67 Orchard Road	Aframe	2	1.0	102	\$199,999	\$199,999	\$150,000	75.00%	\$194,000	0.77
2	25 Peachtree Road	Colonial	4	3.0	1	\$165,000	\$165,000	\$164,000	99.39%	\$229,800	0.71
3	153 Midland Boulevard	Colonial	3	2.0	17	\$239,000	\$239,000	\$240,000	100.42%	\$213,600	1.12
4	125 Orchard Road	Colonial	4	1.1	229	\$384,900	\$279,900	\$263,000	93.96%	\$264,200	1.00
5	60 Peachtree Road	Colonial	3	2.0	44	\$319,000	\$299,900	\$295,000	98.37%	\$211,700	1.39
6	125 Indiana Street	Colonial	3	1.0	18	\$320,000	\$320,000	\$305,000	95.31%	\$289,800	1.05
7	56 Menzel Avenue	Colonial	3	2.0	8	\$359,900	\$359,900	\$351,000	97.53%	\$256,900	1.37
8	194-196 Hilton Avenue	CapeCod	3	1.1	3	\$367,000	\$367,000	\$367,000	100.00%	\$198,400	1.85
9	425 South 4th Street	Colonial	3	1.0	9	\$350,000	\$350,000	\$369,000	105.43%	\$216,100	1.71
10	22 Wellesley Street	Colonial	3	1.1	138	\$375,000	\$375,000	\$385,000	102.67%	\$261,800	1.47
11	24 E Cedar Lane	Colonial	3	1.1	8	\$389,000	\$389,000	\$385,000	98.97%	\$338,200	1.14
12	32 Wetmore Avenue	Colonial	3	2.1	23	\$390,000	\$390,000	\$390,000	100.00%	\$227,700	1.71
13	616 S Orange Avenue 5G	HighRise	2	2.1	181	\$495,000	\$495,000	\$450,000	90.91%	\$304,100	1.48
14	75 Plymouth Avenue	Colonial	3	2.0	6	\$399,999	\$399,999	\$450,000	112.50%	\$491,700	0.92
15	487 Summit Avenue	Colonial	3	1.1	13	\$460,000	\$460,000	\$481,000	104.57%	\$461,900	1.04
16	11 Rynda Road	Colonial	3	1.1	10	\$489,000	\$489,000	\$531,000	108.59%	\$277,100	1.92
17	21 Mountain Avenue	Victorian	3	1.1	184	\$625,000	\$599,000	\$540,000	90.15%	\$525,300	1.03
18	33 Highland Avenue	RanchExp	4	2.1	9	\$549,995	\$549,995	\$542,500	98.64%	\$442,900	1.22
19	562-564 Prospect Street	RanchExp	3	2.2	12	\$589,000	\$589,000	\$600,000	101.87%	\$460,400	1.30
20	20 Essex Road	Colonial	4	3.1	34	\$589,000	\$589,000	\$610,000	103.57%	\$455,200	1.34

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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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21	44 Plymouth Avenue	Colonial	4	2.1	11	\$649,000	\$649,000	\$640,000	98.61%	\$386,000	1.66
22	22 Hoffman Street	Colonial	4	2.1	28	\$679,000	\$655,000	\$646,000	98.63%	\$432,900	1.49
23	74 Tuscan Road	Colonial	6	3.0	35	\$729,000	\$729,000	\$702,000	96.30%	\$616,300	1.14
24	161 Wyoming Avenue	Colonial	6	3.2	12	\$925,000	\$925,000	\$927,000	100.22%	\$650,500	1.43
25	38 Curtis Place	Colonial	6	3.2	60	\$1,495,000	\$1,449,000	\$1,300,000	89.72%	\$807,800	1.61
<b>AVERAGE</b>					<b>48</b>	<b>\$501,312</b>	<b>\$492,508</b>	<b>\$483,340</b>	<b>98.45%</b>		<b>1.31</b>

### ***"ACTIVE"*** LISTINGS IN MAPLEWOOD

**Number of Units:** 47  
**Average List Price:** \$341,017  
**Average Days on Market:** 118

### ***"UNDER CONTRACT"*** LISTINGS IN MAPLEWOOD

**Number of Units:** 49  
**Average List Price:** \$461,533  
**Average Days on Market:** 44

# 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	26	63	54	31	48	37
List Price	\$486,629	\$609,528	\$491,652	\$526,795	\$542,824	\$555,705	\$633,018	\$573,300	\$507,611	\$394,589	\$532,233	\$492,508	\$537,245
Sales Price	\$486,306	\$597,344	\$471,412	\$544,738	\$558,568	\$573,839	\$654,078	\$590,142	\$504,365	\$397,200	\$543,500	\$483,340	\$544,124
Sales Price as a % of List Price	100.26%	96.75%	95.79%	102.71%	102.13%	102.65%	103.20%	103.58%	98.38%	98.61%	102.02%	98.45%	100.76%
Sales Price to Assessed Value	1.21	1.21	1.20	1.35	1.27	1.31	1.38	1.26	1.20	1.15	1.33	1.31	1.28
# Units Sold	17	18	25	21	29	40	39	33	28	20	21	25	316
Active Listings	51	51	61	79	83	77	68	61	76	72	57	47	65
Under Contracts	60	63	79	93	96	85	81	56	50	49	59	49	68

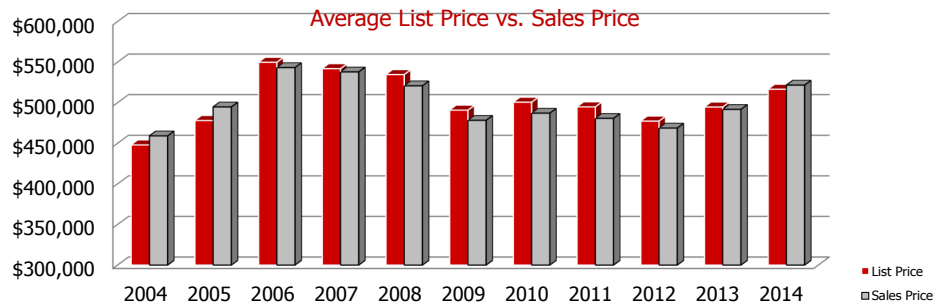
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	44	37	-16.48%
Sales Price	\$521,666	\$544,124	4.31%
Sales Price as a % of List Price	100.43%	100.76%	0.32%



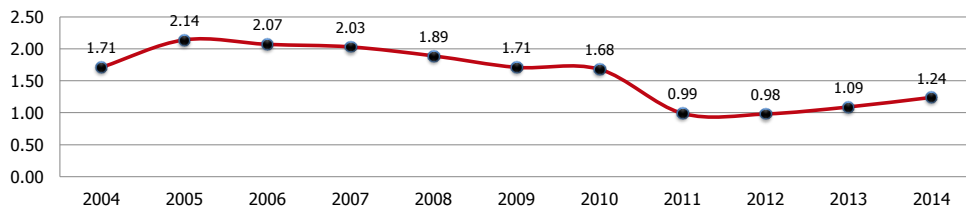
	2014	2015	% Change
# Units Sold	295	316	7.12%
Active Listings	51	47	-7.84%
Under Contracts	56	49	-12.50%

## 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

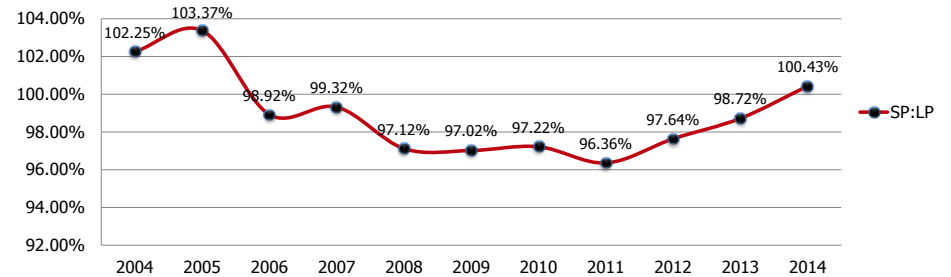
### Sales Price to Assessed Value Ratio



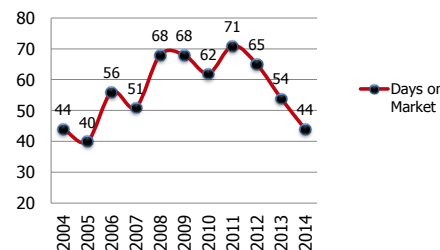
\*2010 Tax Re-evaluation

## Maplewood Monthly Market Trends

### 2004-2013 Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

