

Maplewood

September 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Alden Place	Colonial	3	1.1	57	\$449,000	\$419,000	\$375,000	89.50%	\$414,100	0.91
2	192 Burnett Avenue C0005	OneFloor	2	1.0	150	\$139,900	\$95,500	\$95,500	100.00%	\$132,900	0.72
3	30 Lindsley Avenue	Colonial	3	1.0	207	\$214,000	\$160,900	\$161,900	100.62%	\$232,000	0.70
4	600 Valley Street	Colonial	4	2.0	182	\$412,900	\$392,300	\$375,000	95.59%	\$425,600	0.88
5	9 Coolidge Road	Colonial	3	1.1	10	\$294,000	\$194,000	\$190,000	97.94%	\$254,900	0.75
6	2 Claremont Drive	Colonial	4	3.2	103	\$590,000	\$590,000	\$540,000	91.53%	\$517,500	1.04
7	40 Boyden Parkway	CapeCod	4	3.0	109	\$325,000	\$325,000	\$305,000	93.85%	\$275,300	1.11
8	47 Yale Street	Colonial	3	1.2	116	\$395,000	\$435,000	\$397,000	91.26%	\$402,300	0.99
9	622 Ridgewood Road	Colonial	6	3.0	128	\$700,000	\$640,000	\$656,000	102.50%	\$592,600	1.11
10	449 Richmond Avenue	Colonial	4	3.1	113	\$589,000	\$540,000	\$500,000	92.59%	\$490,900	1.02
11	1 Park Road	Colonial	4	2.0	51	\$689,000	\$659,000	\$640,000	97.12%	\$523,400	1.22
12	20 Harvard Avenue	Colonial	4	2.1	43	\$679,000	\$679,000	\$690,000	101.62%	\$498,800	1.38
13	28 Mointain Avenue	Colonial	5	3.2	15	\$849,000	\$849,000	\$893,500	105.24%	\$688,100	1.30
14	2 Milton Street	Colonial	3	2.0	76	\$525,000	\$499,000	\$499,000	100.00%	\$417,300	1.20
15	10 Porter Road	Colonial	3	1.1	29	\$290,000	\$290,000	\$285,000	98.28%	\$207,400	1.37
16	95 Maplewood Avenue	Colonial	5	2.2	22	\$879,000	\$879,000	\$885,000	100.68%	\$575,700	1.54
17	11 Menzel Avenue	Colonial	3	2.0	98	\$270,000	\$229,000	\$195,000	85.15%	\$184,000	1.06
18	39 Concord Avenue	Colonial	4	1.1	51	\$348,500	\$348,500	\$348,501	100.00%	\$281,400	1.24
19	70 Hughes Street	Colonial	4	1.1	39	\$289,000	\$289,000	\$280,000	96.89%	\$206,100	1.36
20	78 Hillcrest Road	Cottage	4	2.1	37	\$349,900	\$349,900	\$325,000	92.88%	\$255,000	1.27

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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	152 Hilton Avenue	Colonial	3	1.0	12	\$379,000	\$379,000	\$405,322	106.95%	\$259,900	1.56
22	35 New England Road	Tudor,	3	2.1	21	\$699,000	\$699,000	\$678,000	97.00%	\$585,100	1.16
23	24 Madison Avenue	Colonial	4	3.0	13	\$699,000	\$699,000	\$700,500	100.21%	\$494,400	1.42
24	13 North Terrace	Colonial	4	2.1	19	\$899,000	\$899,000	\$950,000	105.67%	\$479,600	1.98
25	1 Girard Place	SplitLev	3	2.1	11	\$360,000	\$360,000	\$360,000	100.00%	\$321,700	1.12
26	34 Washington Park	Colonial	4	3.1	13	\$825,000	\$825,000	\$841,000	101.94%	\$638,200	1.32
27	33-35 Madison Avenue	Colonial	4	1.0	11	\$559,000	\$559,000	\$601,000	107.51%	\$387,500	1.55
28	35 Woodland Road	Colonial	5	4.0	14	\$930,000	\$930,000	\$950,000	102.15%	\$645,700	1.47
AVERAGE					63	\$522,400	\$507,611	\$504,365	98.38%		1.20

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 76
Average List Price: \$420,633
Average Days on Market: 88

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 50
Average List Price: \$384,946
Average Days on Market: 49

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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	26	63				35
List Price	\$486,629	\$609,528	\$491,652	\$526,795	\$542,824	\$555,705	\$633,018	\$573,300	\$507,611				\$553,552
Sales Price	\$486,306	\$597,344	\$471,412	\$544,738	\$558,568	\$573,839	\$654,078	\$590,142	\$504,365				\$562,009
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%				101.05%
Sales Price to Assessed Value	1.21	1.21	1.20	1.35	1.27	1.31	1.38	1.26	1.20				1.28
# Units Sold	17	18	25	21	29	40	39	33	28				250
Active Listings	51	51	61	79	83	77	68	61	76				67
Under Contracts	60	63	79	93	96	85	81	56	50				74

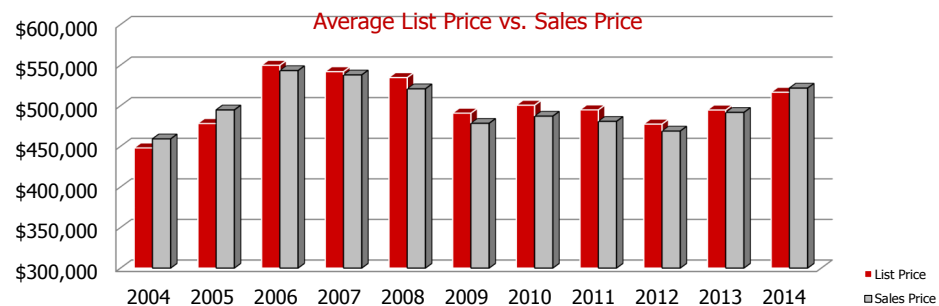
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	43	35	-19.43%
Sales Price	\$520,571	\$562,009	7.96%
Sales Price as a % of List Price	100.67%	101.05%	0.38%



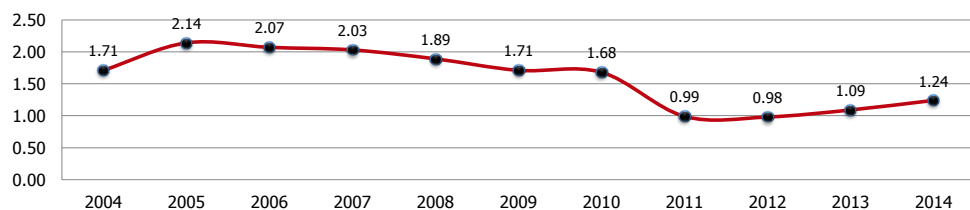
	2014	2015	% Change
# Units Sold	226	222	-1.77%
Active Listings	77	76	-1.30%
Under Contracts	53	50	-5.66%

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

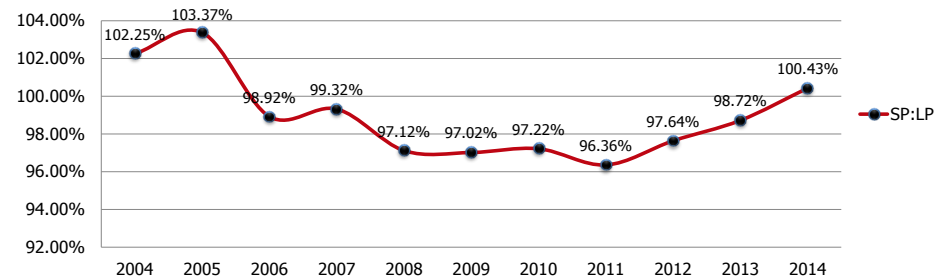
Sales Price to Assessed Value Ratio



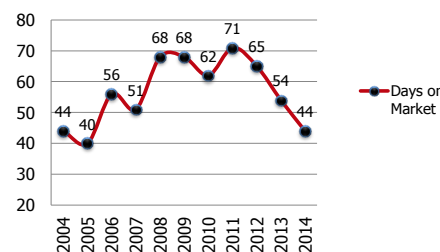
*2010 Tax Re-evaluation

Maplewood Monthly Market Trends

2004-2013 Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

