

Maplewood

February 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	263-B Elmwood Avenue	OneFloor	1	1.0	102	\$124,900	\$99,900	\$97,500	97.60%	\$87,700	1.11
2	664 Irvington Avenue Unit 19	TwnIntUn	2	1.1	183	\$175,000	\$160,000	\$140,000	87.50%	\$162,600	0.86
3	14 Meadowbrook Place	Ranch	2	1.0	1	\$159,000	\$159,000	\$183,600	115.47%	\$139,000	1.32
4	13 Menzel Avenue	Colonial	4	2.0	94	\$279,000	\$265,000	\$246,000	92.83%	\$270,700	0.91
5	126 Rutgers Street	Colonial	4	2.1	34	\$375,000	\$350,000	\$348,000	99.43%	\$262,600	1.33
6	94 Boyden Avenue	Colonial	3	2.0	31	\$369,900	\$369,900	\$362,500	98.00%	\$222,200	1.63
7	14 Manley Terrace	Colonial	3	2.0	91	\$389,000	\$375,000	\$370,000	98.67%	\$283,900	1.30
8	11-13 Maplewood Avenue	Colonial	3	1.1	7	\$425,000	\$425,000	\$381,000	89.65%	\$353,700	1.08
9	29 Elberta Road	Colonial	3	1.1	54	\$440,000	\$420,000	\$405,000	96.43%	\$354,700	1.14
10	728 Prospect Street	Colonial	4	1.1	114	\$485,000	\$449,000	\$435,000	96.88%	\$451,500	0.96
11	463 Baldwin Road	Colonial	4	2.0	47	\$575,000	\$575,000	\$575,000	100.00%	\$454,800	1.26
12	14 Brookside Road	Colonial	3	1.1	24	\$595,000	\$595,000	\$585,000	98.32%	\$528,300	1.11
13	28 Bowdoin Street	Colonial	4	1.1	13	\$589,000	\$589,000	\$589,000	100.00%	\$440,900	1.34
14	54 Burnett Terrace	Tudor	3	2.1	24	\$549,000	\$549,000	\$600,000	109.29%	\$502,000	1.20
15	7 Carlton Court	Colonial	3	1.1	8	\$619,000	\$619,000	\$619,000	100.00%	\$378,300	1.64
16	465 Richmond Avenue	Tudor	3	2.2	50	\$650,000	\$650,000	\$656,000	100.92%	\$478,800	1.37
17	26 Washington Park	Colonial	3	1.1	15	\$795,000	\$795,000	\$820,000	103.14%	\$592,600	1.38
18	9 Salter Place	Colonial	5	3.2	14	\$875,000	\$875,000	\$917,000	104.80%		
AVERAGE					50	\$470,489	\$462,211	\$462,756	99.38%		1.23

“ACTIVE” LISTINGS IN MAPLEWOOD

Number of Units: 47
 Average List Price: \$386,723
 Average Days on Market: 84

“UNDER CONTRACT” LISTINGS IN MAPLEWOOD

Number of Units: 59
 Average List Price: \$466,178
 Average Days on Market: 55

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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 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	50											51
List Price	\$616,188	\$462,211											\$534,671
Sales Price	\$613,719	\$462,756											\$533,797
Sales Price as a % of List Price	98.72%	99.38%											99.07%
Sales Price to Assessed Value	1.28	1.23											1.26
# Units Sold	16	18											34
Active Listings	45	47											46
Under Contracts	41	59											50

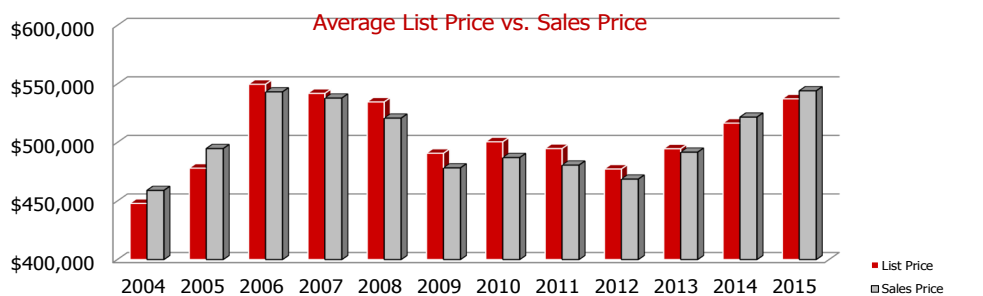
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	41	51	24.73%
Sales Price	\$543,411	\$533,797	-1.77%
Assessed Value to Sales Price	1.21	1.26	3.62%



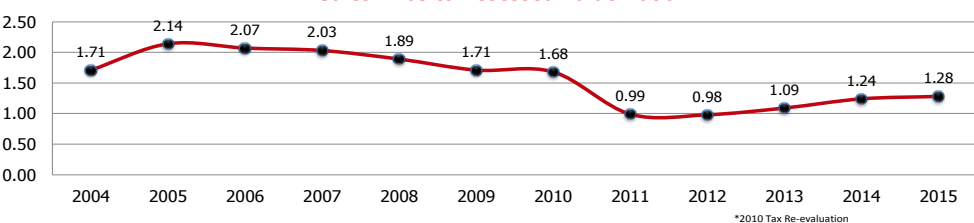
	2015	2016	% Change
# Units Sold	35	34	-2.86%
Active Listings	51	47	-7.84%
Under Contracts	63	59	-6.35%

Maplewood Yearly Market Trends

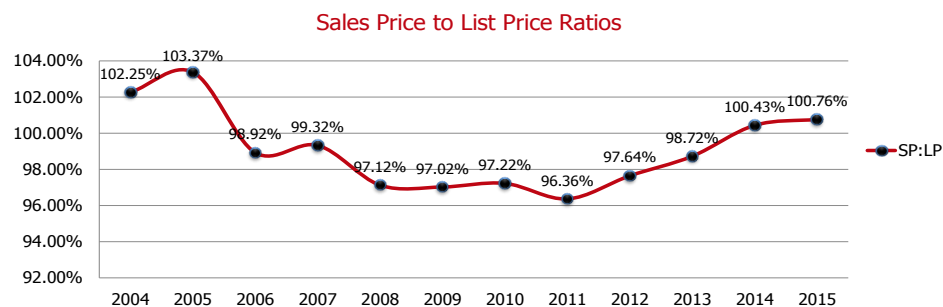


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125

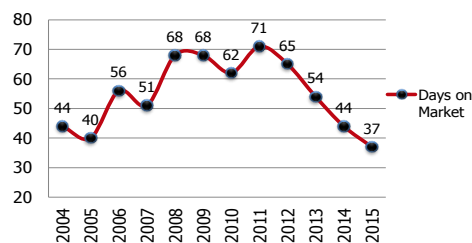
Sales Price to Assessed Value Ratio



Maplewood Monthly Market Trends



Average Days on Market



Number of Units Sold

