

Maplewood

January 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	295-B Elmwood Avenue	TwnIntUn	2	1.0	72	\$130,000	\$130,000	\$115,000	88.46%	\$111,000	1.04
2	192 Burnett Avenue C0006	OneFloor	2	2.0	145	\$165,000	\$139,000	\$125,000	89.93%	\$144,000	0.87
3	76 Oakland Road	Colonial	4	2.2	58	\$500,000	\$500,000	\$470,000	94.00%	\$454,200	1.03
4	28 Warren Road	Colonial	3	2.0	105	\$495,000	\$489,000	\$475,000	97.14%	\$372,500	1.28
5	32 Burr Road	Colonial	4	1.1	32	\$415,000	\$415,000	\$480,000	115.66%	\$366,700	1.31
6	73 Park Avenue	Colonial	4	1.1	29	\$519,000	\$519,000	\$509,000	98.07%	\$375,600	1.36
7	21 Rynda Road	Colonial	4	1.1	33	\$525,000	\$509,000	\$515,000	101.18%	\$362,100	1.42
8	24 Maplewood Avenue	Colonial	4	2.0	35	\$589,000	\$589,000	\$565,000	95.93%	\$420,400	1.34
9	117 Cedar Lane	Colonial	4	2.1	33	\$659,000	\$619,000	\$619,000	100.00%	\$606,700	1.02
10	24 Warner Road	Colonial	4	2.1	33	\$699,000	\$699,000	\$684,000	97.85%	\$524,600	1.30
11	64 Maple Avenue	Victorian	5	3.1	15	\$769,000	\$769,000	\$781,000	101.56%	\$507,600	1.54
12	5 North Terrace	Colonial	5	2.1	24	\$799,000	\$799,000	\$790,000	98.87%	\$506,300	1.56
13	103 Durand Road	Colonial	5	3.1	64	\$799,000	\$799,000	\$799,000	100.00%	\$691,800	1.15
14	557 Ridgewood Road	Colonial	6	3.2	113	\$859,000	\$829,000	\$812,500	98.01%	\$619,400	1.31
15	10 Tower Drive	Tudor	5	3.2	18	\$875,000	\$875,000	\$900,000	102.86%	\$647,800	1.39
16	22 Roosevelt Road	Colonial	5	4.1	14	\$1,180,000	\$1,180,000	\$1,180,000	100.00%	\$746,100	1.58
AVERAGE					51	\$623,563	\$616,188	\$613,719	98.72%		1.28

“ACTIVE” LISTINGS IN MAPLEWOOD

Number of Units: 45
Average List Price: \$388,146
Average Days on Market: 118

“UNDER CONTRACT” LISTINGS IN MAPLEWOOD

Number of Units: 41
Average List Price: \$408,403
Average Days on Market: 46

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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												51
List Price	\$616,188												\$616,188
Sales Price	\$613,719												\$613,719
Sales Price as a % of List Price	98.72%												98.72%
Sales Price to Assessed Value	1.28												1.28
# Units Sold	16												16
Active Listings	45												45
Under Contracts	41												41

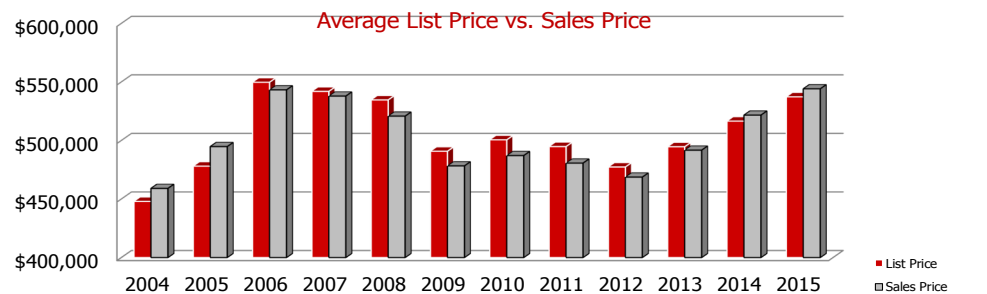
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	31	51	66.56%
Sales Price	\$486,306	\$613,719	26.20%
Assessed Value to Sales Price	1.21	1.28	5.83%



	2015	2016	% Change
# Units Sold	17	16	-5.88%
Active Listings	51	45	-11.76%
Under Contracts	60	41	-31.67%

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

Maplewood Monthly Market Trends

