

# Maplewood

## March 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Rynda Road	Tudor	3	1.1	12	\$439,000	\$439,000	\$50,500	11.50%	\$324,600	0.16
2	235 Franklin Avenue	Colonial	3	1.0	101	\$165,000	\$149,900	\$143,000	95.40%	\$217,500	0.66
3	33 Tuscan Street	Colonial	3	1.1	32	\$229,900	\$229,900	\$215,000	93.52%	\$213,700	1.01
4	465-73 Valley Street	HighRise	2	2.0	82	\$269,900	\$269,900	\$250,000	92.63%	\$147,800	1.69
5	157 Franklin Avenue	Colonial	4	1.1	23	\$294,900	\$294,900	\$290,000	98.34%	\$220,900	1.31
6	71 Franklin Avenue	Colonial	4	2.0	85	\$335,900	\$319,900	\$310,000	96.91%	\$337,300	0.92
7	23 Oberlin Street	Colonial	3	1.1	33	\$349,900	\$349,900	\$345,000	98.60%	\$466,600	0.74
8	33 Menzel Avenue	Colonial	4	2.0	16	\$335,000	\$335,000	\$351,000	104.78%	\$197,500	1.78
9	203 Franklin Avenue	Colonial	4	1.1	24	\$369,000	\$369,000	\$365,000	98.92%	\$225,000	1.62
10	17 Burr Road	Colonial	4	1.1	24	\$375,000	\$375,000	\$376,000	100.27%	\$446,800	0.84
11	138 Oakland Road	Colonial	3	1.1	75	\$399,000	\$399,000	\$387,000	96.99%	\$486,800	0.79
12	50 Broadview Avenue	Colonial	4	1.1	99	\$415,000	\$415,000	\$395,000	95.18%	\$303,800	1.30
13	64-66 Broadview Avenue	Colonial	3	1.1	17	\$429,000	\$429,000	\$417,500	97.32%	\$266,300	1.57
14	10 Midland Boulevard	Colonial	4	1.0	10	\$425,000	\$425,000	\$465,500	109.53%	\$375,400	1.24
15	649 Valley Street	Colonial	3	2.0	73	\$500,000	\$500,000	\$515,000	103.00%	\$338,800	1.52
16	42007 Forest Road	RanchRas	4	3.0	14	\$499,900	\$499,900	\$527,000	105.42%	\$411,800	1.28
17	28 Norfolk Avenue	Colonial	3	2.1	9	\$549,000	\$549,000	\$550,000	100.18%	\$491,100	1.12
18	80 Claremont Avenue	Colonial	4	2.1	82	\$659,000	\$629,000	\$605,000	96.18%	\$549,200	1.10
19	508 Richmond Avenue	Colonial	4	3.0	107	\$650,000	\$625,000	\$615,000	98.40%	\$549,900	1.12
20	616 S Orange Avenue 8K	HighRise	2	2.0	0	\$650,000	\$650,000	\$650,000	100.00%	\$419,900	1.55

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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.

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21	30 Lancaster Avenue	Colonial	4	2.1	14	\$590,000	\$590,000	\$660,800	112.00%	\$529,900	1.25
22	21 Ridgewood Terrace	Colonial	5	3.1	73	\$825,000	\$775,000	\$700,000	90.32%	\$655,400	1.07
23	40 Collinwood Road	Colonial	4	2.0	17	\$679,000	\$679,000	\$701,000	103.24%	\$556,700	1.26
24	78 Oakview Avenue	Colonial	4	2.2	10	\$699,000	\$699,000	\$751,000	107.44%	\$470,500	1.60
25	47 Park Road	Colonial	6	3.2	17	\$1,295,000	\$1,295,000	\$1,150,000	88.80%	\$804,900	1.43
<b>AVERAGE</b>					<b>42</b>	<b>\$497,096</b>	<b>\$491,652</b>	<b>\$471,412</b>	<b>95.79%</b>		<b>1.20</b>

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

**Number of Units:** 61  
**Average List Price:** \$472,883  
**Average Days on Market:** 62

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

**Number of Units:** 79  
**Average List Price:** \$501,735  
**Average Days on Market:** 40

# 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										41
List Price	\$486,629	\$609,528	\$491,652										\$525,592
Sales Price	\$486,306	\$597,344	\$471,412										\$513,412
Sales Price as a % of List Price	100.26%	96.75%	95.79%										97.35%
Sales Price to Assessed Value	1.21	1.21	1.20										1.21
# Units Sold	17	18	25										60
Active Listings	51	51	61										54
Under Contracts	60	63	79										67

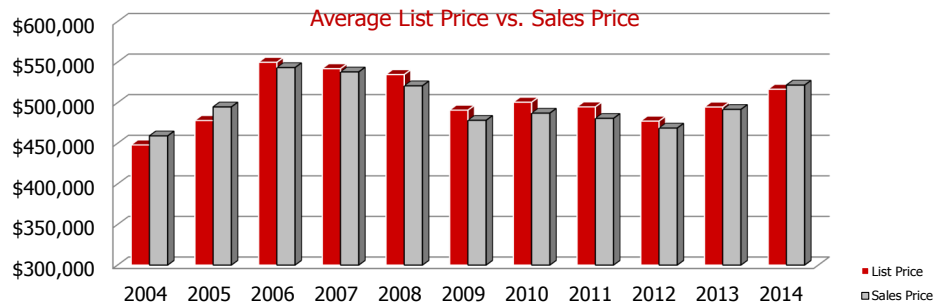
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	55	41	-24.53%
Sales Price	\$433,260	\$513,412	18.50%
Sales Price as a % of List Price	97.64%	97.35%	-0.29%



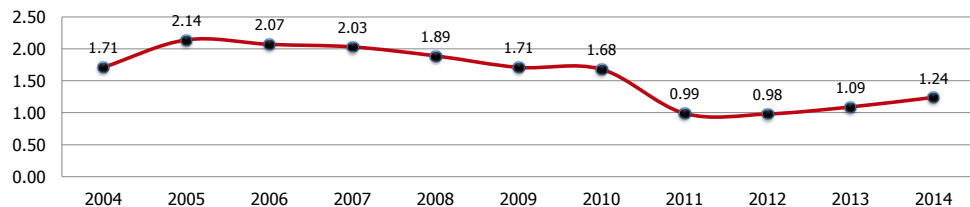
	2014	2015	% Change
# Units Sold	34	60	76.47%
Active Listings	63	61	-3.17%
Under Contracts	80	79	-1.25%

## 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	\$94,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666

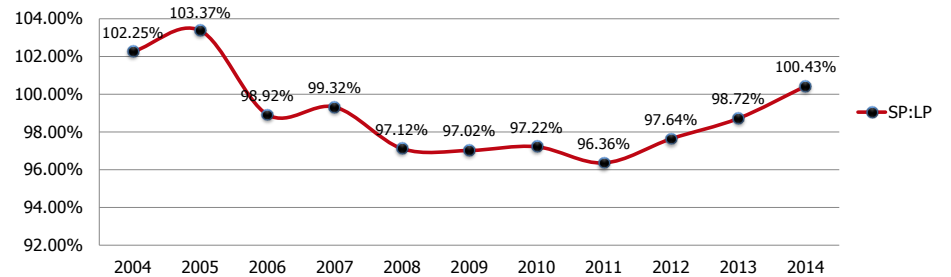
### Sales Price to Assessed Value Ratio



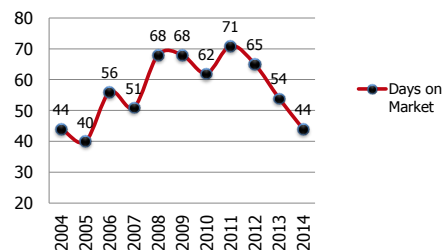
\*2010 Tax Re-evaluation

## Maplewood Monthly Market Trends

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



### Average Days on Market



### Number of Units Sold

