

Maplewood

May 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	84 Hughes Street	Colonial	2	1.1	152	\$159,900	\$145,000	\$118,000	81.38%	\$158,200	0.75
2	10 Porter Road	Colonial	3	2.1	8	\$155,000	\$155,000	\$162,900	105.10%	\$207,400	0.79
3	4 Raymond Terrace	Colonial	3	1.1	91	\$259,000	\$259,000	\$260,000	100.39%	\$308,100	0.84
4	88 Hillcrest Road	Colonial	3	1.1	119	\$299,000	\$299,000	\$297,000	99.33%	\$187,900	1.58
5	105 Woodside Road	Colonial	3	1.1	18	\$339,000	\$339,000	\$325,000	95.87%	\$211,700	1.54
6	110 Franklin Avenue	Colonial	4	1.1	1	\$325,000	\$325,000	\$325,000	100.00%	\$266,000	1.22
7	155 Hilton Avenue	Colonial	3	1.1	53	\$344,900	\$329,900	\$349,000	105.79%	\$214,900	1.62
8	29 Jefferson Avenue	Colonial	4	1.1	17	\$450,000	\$450,000	\$375,000	83.33%	\$481,200	0.78
9	63 Park Avenue	Colonial	3	1.1	5	\$449,000	\$449,000	\$449,000	100.00%	\$397,200	1.13
10	31 Colgate Road	Colonial	3	2.1	14	\$470,000	\$470,000	\$475,000	101.06%	\$499,200	0.95
11	45 S Pierson Road	Colonial	3	2.1	11	\$489,000	\$489,000	\$535,000	109.41%	\$354,300	1.51
12	101 Oakland Road	Colonial	3	2.1	1	\$550,000	\$550,000	\$550,000	100.00%	\$386,600	1.42
13	22 Norfolk Avenue	Colonial	4	2.1	36	\$600,000	\$597,000	\$560,000	93.80%	\$565,000	0.99
14	9 Rutgers Street	Colonial	5	2.0	39	\$589,000	\$589,000	\$560,700	95.20%	\$488,200	1.15
15	59 Maplewood Avenue	Colonial	3	1.1	10	\$550,000	\$550,000	\$570,000	103.64%	\$438,800	1.30
16	508 Prospect Street	Colonial	4	2.0	15	\$575,000	\$575,000	\$590,000	102.61%	\$425,300	1.39
17	437 Elmwood Avenue	Colonial	3	2.0	10	\$575,000	\$575,000	\$600,000	104.35%	\$431,800	1.39
18	106 Midland Boulevard	Colonial	4	3.0	7	\$538,000	\$538,000	\$600,000	111.52%	\$369,900	1.62
19	515 Prospect Street	Colonial	5	2.1	17	\$659,000	\$659,000	\$659,000	100.00%	\$508,500	1.30
20	55 Courter Avenue	Colonial	4	2.2	10	\$650,000	\$650,000	\$690,000	106.15%	\$531,800	1.30

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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	12 Maple Terrace	Colonial	4	2.1	11	\$689,000	\$689,000	\$700,000	101.60%	\$639,100	1.10
22	33 Essex Road	Colonial	3	2.1	9	\$589,000	\$589,000	\$701,866	119.16%	\$461,400	1.52
23	43 Kensington Terrace	Colonial	3	2.1	10	\$599,000	\$599,000	\$702,000	117.20%	\$497,700	1.41
24	33 Burnet Street	Colonial	3	3.0	10	\$695,000	\$695,000	\$730,000	105.04%	\$539,400	1.35
25	4 Jennifer Lane	Colonial	4	3.1	18	\$799,000	\$799,000	\$820,000	102.63%	\$648,000	1.27
26	51 Claremont Avenue	Colonial	5	3.2	11	\$775,000	\$775,000	\$827,500	106.77%	\$637,900	1.30
27	463 Walton Road	Colonial	5	3.1	13	\$779,000	\$779,000	\$851,000	109.24%	\$628,200	1.35
28	5 Euclid Avenue	Colonial	4	2.2	9	\$799,000	\$799,000	\$868,000	108.64%	\$609,900	1.42
29	44 Crestwood Drive	Tudor	4	2.2	48	\$1,025,000	\$1,025,000	\$947,500	92.44%	\$636,400	1.49
AVERAGE					27	\$543,959	\$542,824	\$558,568	102.13%		1.27

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 83
Average List Price: \$433,702
Average Days on Market: 66

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 96
Average List Price: \$505,304
Average Days on Market: 33

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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								39
List Price	\$486,629	\$609,528	\$491,652	\$526,795	\$542,824								\$530,365
Sales Price	\$486,306	\$597,344	\$471,412	\$544,738	\$558,568								\$531,297
Sales Price as a % of List Price	100.26%	96.75%	95.79%	102.71%	102.13%								99.63%
Sales Price to Assessed Value	1.21	1.21	1.20	1.35	1.27								1.25
# Units Sold	17	18	25	21	29								110
Active Listings	51	51	61	79	83								65
Under Contracts	60	63	79	93	96								78

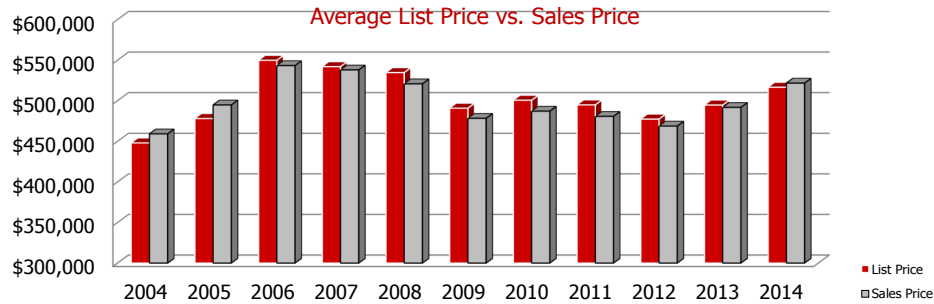
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	51	39	-24.47%
Sales Price	\$489,444	\$531,297	8.55%
Sales Price as a % of List Price	99.30%	99.63%	0.34%



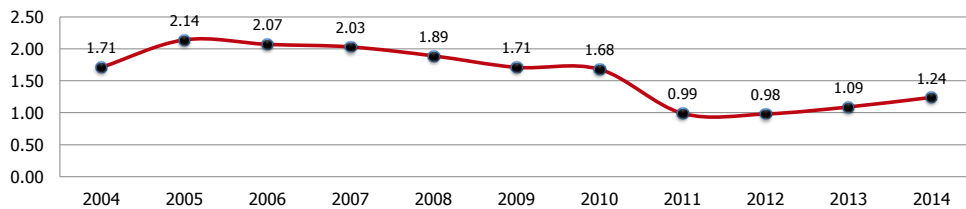
	2014	2015	% Change
# Units Sold	79	110	39.24%
Active Listings	72	83	15.28%
Under Contracts	102	96	-5.88%

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

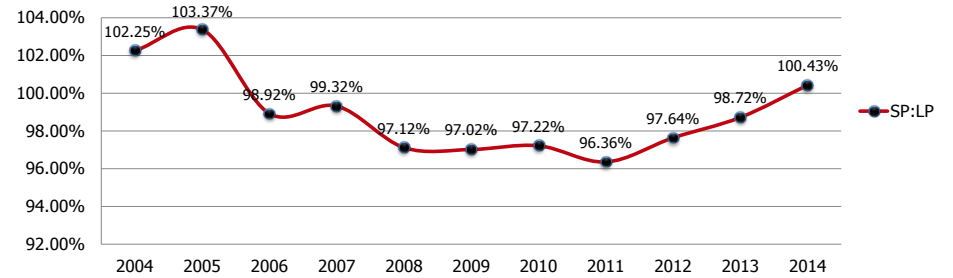
Sales Price to Assessed Value Ratio



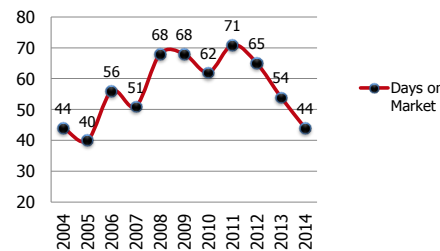
*2010 Tax Re-evaluation

Maplewood Monthly Market Trends

2004-2013 Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

