

Maplewood

June 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	684 Irvington Avenue C018	TwnEndUn	1	1.0	130	\$110,000	\$89,100	\$85,000	95.40%	\$122,400	0.69
2	465-73 Valley Street C005D	HighRise	1	1.0	24	\$149,000	\$149,000	\$134,000	89.93%	\$117,700	1.14
3	774 Prospect Street	Bungalow	3	1.0	61	\$165,000	\$165,000	\$160,000	96.97%	\$155,100	1.03
4	198 Lexington Avenue	Colonial	4	2.0	28	\$198,000	\$198,000	\$193,000	97.47%	\$236,400	0.82
5	1677 Springfield Avenue	HighRise	2	1.1	21	\$269,999	\$269,999	\$262,000	97.04%	\$243,000	1.08
6	120 Franklin Avenue	Colonial	3	2.1	24	\$284,900	\$284,900	\$275,000	96.53%	\$252,900	1.09
7	467 Valley Street	HighRise	3	2.0	13	\$289,000	\$289,000	\$289,000	100.00%	\$157,600	1.83
8	798 Prospect Street	Colonial	4	1.0	21	\$315,000	\$315,000	\$312,000	99.05%	\$218,500	1.43
9	8 Heller Place	Bungalow	3	2.0	17	\$329,000	\$329,000	\$336,000	102.13%	\$209,200	1.61
10	25-27 Concord Avenue	Ranch	3	1.0	14	\$300,000	\$300,000	\$339,000	113.00%	\$218,500	1.55
11	73 Concord Avenue	Colonial	3	1.1	8	\$329,900	\$329,900	\$358,000	108.52%	\$217,800	1.64
12	15 Wellesley Road	Colonial	3	2.0	8	\$419,000	\$419,000	\$425,000	101.43%	\$382,200	1.11
13	21 Midland Boulevard	Colonial	3	1.1	9	\$475,000	\$475,000	\$475,000	100.00%	\$367,000	1.29
14	9 E Cedar Lane	Colonial	4	1.1	39	\$514,900	\$514,900	\$499,000	96.91%	\$350,500	1.42
15	616 S Orange Avenue 2L	HighRise	2	2.1	0	\$500,000	\$500,000	\$500,000	100.00%	\$341,600	1.46
17	19 Plymouth Avenue	Colonial	3	1.1	11	\$487,000	\$487,000	\$509,000	104.52%	\$376,700	1.35
18	9 New England Road	SplitLev	4	2.1	8	\$550,000	\$550,000	\$550,000	100.00%	\$458,700	1.20
19	550 Prospect Street	Colonial	5	1.1	11	\$589,000	\$589,000	\$589,000	100.00%	\$463,500	1.27
20	42 Burroughs Way	Tudor	4	2.1	11	\$500,000	\$500,000	\$612,500	122.50%	\$444,900	1.38
21	27 New England Road	Colonial	3	1.1	116	\$643,000	\$629,000	\$615,000	97.77%	\$494,400	1.24
22	9 Tuscan Road	Colonial	3	1.1	13	\$549,000	\$549,000	\$615,000	112.02%	\$382,400	1.61
23	492 Summit Avenue	Victrian	5	2.1	12	\$600,000	\$600,000	\$619,000	103.17%	\$605,100	1.02
24	44 Jefferson Avenue	Colonial	4	2.1	10	\$579,000	\$579,000	\$620,044	107.09%	\$415,600	1.49
25	47 Dunnell Road	Colonial	4	2.1	14	\$550,000	\$550,000	\$625,000	113.64%	\$467,700	1.34

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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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26	36 Madison Avenue	Colonial	5	2.2	7	\$585,000	\$585,000	\$635,000	108.55%	\$473,600	1.34
27	23 Garthwaite Terrace	Colonial	4	2.1	26	\$629,999	\$629,999	\$637,000	101.11%	\$474,600	1.34
28	10 Carleton Court	Colonial	3	1.1	8	\$619,000	\$619,000	\$645,000	104.20%	\$406,900	1.59
29	11 New England Road	Tudor	4	3.0	195	\$679,000	\$669,900	\$650,000	97.03%	\$538,800	1.21
30	10 Evergreen Place	Tudor	4	2.1	30	\$665,000	\$639,500	\$650,000	101.64%	\$477,200	1.36
31	26 South Crescent	Colonial	4	2.1	9	\$659,000	\$659,000	\$659,000	100.00%	\$607,000	1.09
32	27 Claremont Drive	Tudor	3	3.1	49	\$699,000	\$675,000	\$676,525	100.23%	\$541,400	1.25
33	27 Burnet Sreet	Victrian	4	2.1	1	\$649,000	\$649,000	\$725,000	111.71%	\$477,100	1.52
34	17 Lewis Drive	Colonial	4	3.1	41	\$770,000	\$770,000	\$750,000	97.40%	\$644,600	1.16
35	50 Headley Place	Colonial	4	2.1	9	\$659,000	\$659,000	\$776,000	117.75%	\$512,600	1.51
36	11 Claremont Drive	Colonial	6	3.2	54	\$899,000	\$839,999	\$825,000	98.21%	\$682,200	1.21
37	63 Collinwood Road	Colonial	5	4.2	0	\$899,000	\$899,000	\$879,000	97.78%	\$750,700	1.17
38	52 Sagamore Road	Colonial	6	4.1	8	\$875,000	\$875,000	\$901,000	102.97%	\$706,300	1.28
39	24 Mountain Avenue	Colonial	4	2.1	14	\$899,000	\$899,000	\$905,000	100.67%	\$699,800	1.29
40	8 Clinton Place	Colonial	6	4.2	11	\$1,249,000	\$1,249,000	\$1,268,500	101.56%	\$847,000	1.50
41	574 Ridgewood Road	Colonial	5	3.2	6	\$1,250,000	\$1,250,000	\$1,375,000	110.00%	\$898,300	1.53
AVERAGE					27	\$559,517	\$555,705	\$573,839	102.65%		1.31

"ACTIVE" LISTINGS IN MAPLEWOOD

Number of Units: 77
Average List Price: \$422,421
Average Days on Market: 85

"UNDER CONTRACT" LISTINGS IN MAPLEWOOD

Number of Units: 85
Average List Price: \$477,445
Average Days on Market: 37

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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							36
List Price	\$486,629	\$609,528	\$491,652	\$526,795	\$542,824	\$555,705							\$537,122
Sales Price	\$486,306	\$597,344	\$471,412	\$544,738	\$558,568	\$573,839							\$542,642
Sales Price as a % of List Price	100.26%	96.75%	95.79%	102.71%	102.13%	102.65%							100.44%
Sales Price to Assessed Value	1.21	1.21	1.20	1.35	1.27	1.31							1.27
# Units Sold	17	18	25	21	29	41							151
Active Listings	51	51	61	79	83	77							67
Under Contracts	60	63	79	93	96	85							79

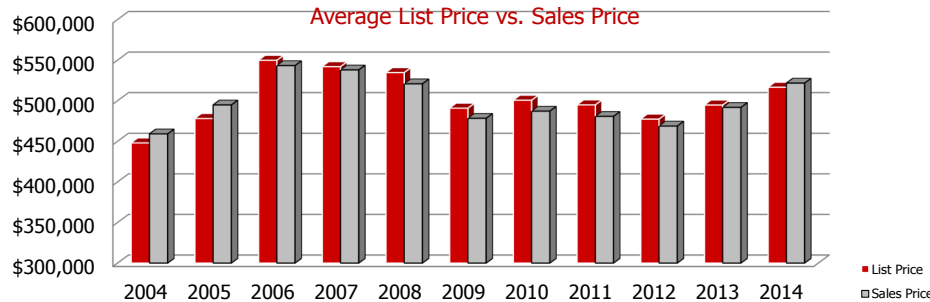
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	51	36	-30.40%
Sales Price	\$489,444	\$542,642	10.87%
Sales Price as a % of List Price	99.30%	100.44%	1.15%



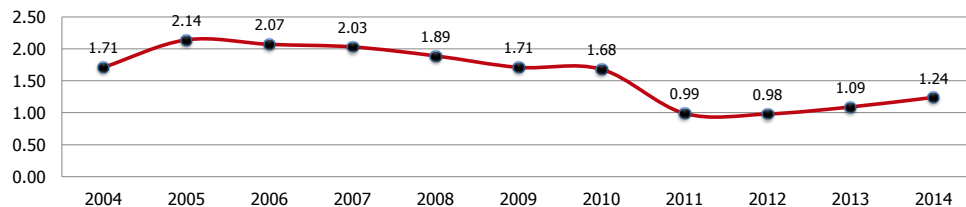
	2014	2015	% Change
# Units Sold	79	110	39.24%
Active Listings	72	77	6.94%
Under Contracts	102	85	-16.67%

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

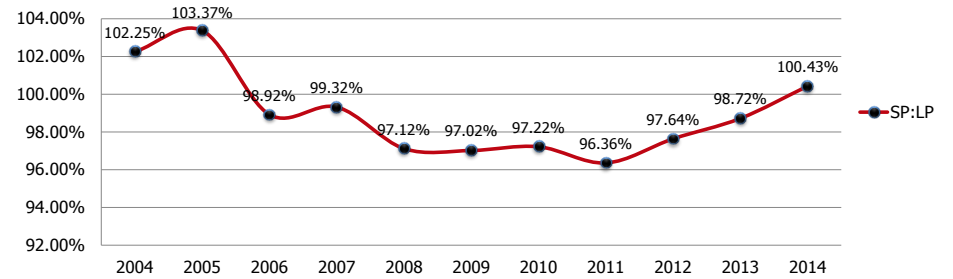
Sales Price to Assessed Value Ratio



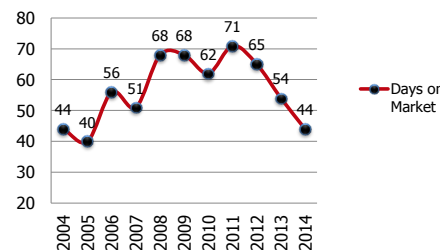
*2010 Tax Re-evaluation

Maplewood Monthly Market Trends

2004-2013 Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

