

Maplewood

August 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Meadowbrook Place	MultiFlr	1	1.0	32	\$130,000	\$115,000	\$115,000	100.00%	\$139,500	0.82
2	660-666 Irvington Avenue	TwnEndUn	2	1.1	67	\$249,999	\$249,999	\$235,000	94.00%	\$153,800	1.53
3	15 Meadowbrook Place	Ranch	2	1.0	238	\$244,500	\$229,900	\$245,000	106.57%	\$310,900	0.79
4	12 Lindsley Avenue	Colonial	4	3.0	141	\$329,900	\$315,000	\$265,000	84.13%	\$323,600	0.82
5	31 Hilton Avenue	Colonial	3	1.0	14	\$310,000	\$310,000	\$320,000	103.23%	\$270,700	1.18
6	773 Prospect Street	Colonial	3	1.1	21	\$339,000	\$339,000	\$320,000	94.40%	\$311,400	1.03
7	61 Wellesley Street	Colonial	3	1.1	66	\$349,000	\$334,900	\$333,333	99.53%	\$307,100	1.09
8	474 S 4th Street	Cottage	2	1.1	13	\$349,900	\$349,900	\$357,500	102.17%	\$313,400	1.14
9	31 Van Ness Terrace	Colonial	4	1.1	51	\$399,000	\$399,000	\$399,000	100.00%	\$303,800	1.31
10	14 Willaim Street	Colonial	3	1.1	133	\$459,000	\$439,000	\$439,000	100.00%	\$318,700	1.38
11	194 Garfield Place	Colonial	3	2.1	24	\$449,000	\$449,000	\$449,000	100.00%	\$440,700	1.02
12	11 Crowell Place	Colonial	3	1.1	143	\$499,000	\$499,000	\$450,000	90.18%	\$510,500	0.88
13	2 Northview Terrace	Colonial	3	1.1	56	\$504,900	\$475,000	\$465,000	97.89%	\$374,200	1.24
14	62 Franklin Avenue	Colonial	4	3.0	15	\$479,000	\$479,000	\$501,000	104.59%	\$333,100	1.50
15	96 Midland Boulevard	Colonial	3	1.1	26	\$529,000	\$529,000	\$520,000	98.30%	\$449,900	1.16
16	36 Maplewood Avenue	Colonial	3	2.0	68	\$559,000	\$559,000	\$552,000	98.75%	\$475,100	1.16
17	22 Colgate Road	Colonial	4	2.1	16	\$559,000	\$559,000	\$570,000	101.97%	\$559,900	1.02
18	47 Yale Street	Colonial	3	1.2	11	\$565,000	\$565,000	\$580,000	102.65%	\$523,300	1.11
19	16-18 Coolidge Road	Colonial	5	4.0	97	\$649,900	\$599,900	\$598,000	99.68%	\$515,400	1.16
20	18 Park Avenue	Colonial	3	1.1	22	\$559,000	\$559,000	\$600,000	107.33%	\$513,300	1.17
21	104 Oakland Road	Colonial	4	1.1	41	\$639,000	\$639,000	\$622,000	97.34%	\$528,400	1.18
22	4 Essex Road	Colonial	4	1.1	17	\$639,900	\$639,900	\$641,000	100.17%	\$513,500	1.25
23	51 Oberlin Street	Colonial	4	2.1	18	\$679,000	\$679,000	\$675,000	99.41%	\$499,400	1.35
24	515 Summit Avenue	Colonial	6	2.1	26	\$675,000	\$675,000	\$688,000	101.93%	\$590,700	1.16
25	84 Courter Avenue	Colonial	5	1.1	8	\$599,000	\$599,000	\$703,000	117.36%	\$506,400	1.39

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26	196 Oakland Road	Colonial	4	2.2	22	\$720,000	\$720,000	\$710,000	98.61%	\$685,600	1.04
27	7 Plymouth Place	Colonial	4	2.2	12	\$679,000	\$679,000	\$715,000	105.30%	\$542,200	1.32
28	30 Park Road	Colonial	5	2.1	1	\$725,000	\$725,000	\$727,500	100.34%	\$683,700	1.06
29	27 Garthwaite Terrace	Colonial	4	2.0	17	\$695,000	\$695,000	\$766,500	110.29%	\$595,300	1.29
30	30 Brook Lane	Colonial	3	2.1	8	\$800,000	\$800,000	\$850,000	106.25%	\$600,500	1.42
31	540 Prospect Street	Victorian	4	2.1	11	\$823,000	\$823,000	\$885,000	107.53%	\$609,500	1.45
32	11 Woodland Road	Colonial	5	2.1	21	\$979,000	\$929,000	\$925,000	99.57%	\$722,200	1.28
33	13 North Terrace	Colonial	4	2.1	18	\$995,000	\$995,000	\$999,000	100.40%	\$895,800	1.12
34	59 Burnet Street	Colonial	5	3.1	91	\$1,259,000	\$1,099,000	\$999,900	90.98%	\$650,300	1.54
35	16 Warner Road	Colonial	5	5.1	74	\$1,349,000	\$1,250,000	\$1,225,000	98.00%	\$1,197,400	1.02
36	16 Jennifer Lane	Colonial	5	3.1	14	\$1,099,000	\$1,099,000	\$1,305,000	118.74%	\$717,500	1.82
37	7 Roosevelt Road	Colonial	7	3.2	8	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$863,900	1.74
AVERAGE					45	\$631,568	\$618,932	\$628,398	101.02%		1.21

"ACTIVE" Listings in Maplewood

Number of Units: 71
Average List Price: \$596,423
Average Days on Market: 60

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 79
Average List Price: \$565,890
Average Days on Market: 44

Maplewood 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	32	30	19	22	22	23	45					29
List Price	\$599,981	\$518,277	\$459,790	\$642,759	\$600,412	\$638,902	\$657,820	\$618,932					\$607,364
Sales Price	\$597,683	\$531,617	\$476,550	\$669,301	\$617,558	\$661,926	\$684,554	\$628,398					\$625,053
Sales Price as a % of List Price	99.98%	102.06%	103.84%	104.32%	102.89%	103.71%	104.04%	101.02%					102.87%
Sales Price to Assessed Value	1.17	1.25	1.15	1.22	1.13	1.23	1.18	1.21					1.20
# Units Sold	26	22	20	37	33	50	40	37					265
Active Listings	42	53	53	66	74	71	64	58					60
Under Contracts	46	61	61	82	101	79	60	48					67

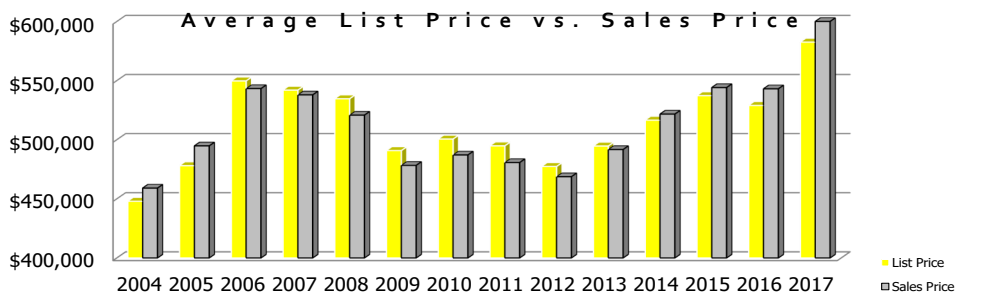
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	37	29	-21.14%
Sales Price	\$611,048	\$625,053	2.29%
Sales Price to Assessed Value	1.44	1.20	-17.06%

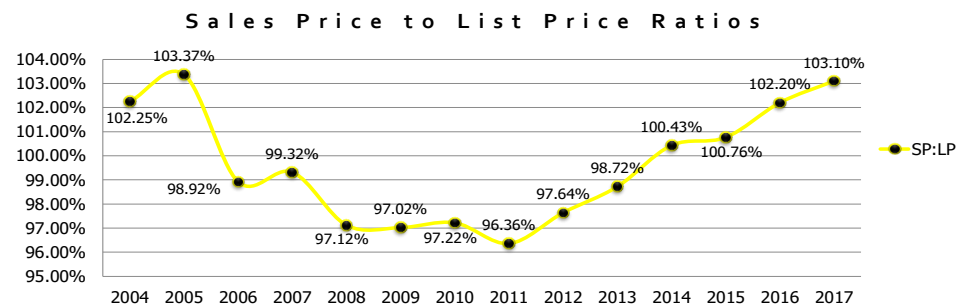
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YTD	2017	2018	% Change
# Units Sold	239	265	10.88%
Active Listings	56	58	3.57%
Under Contracts	50	48	-4.00%

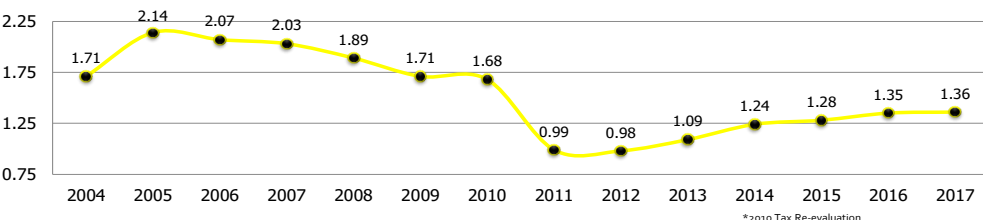
Maplewood Yearly Market Trends



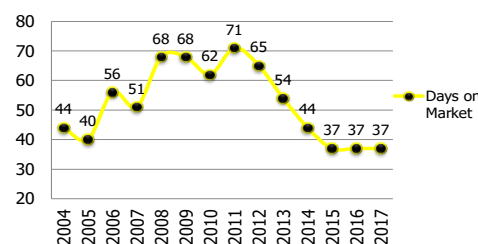
Maplewood Monthly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

