

Maplewood

September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132-B Boyden Avenue	OneFloor	1	1.0	209	\$155,000	\$120,000	\$115,000	95.83%	\$125,200	0.92
2	34 Ohio Street	Ranch	3	1.0	34	\$225,000	\$225,000	\$251,000	111.56%	\$330,600	0.76
3	2031 Ostwood Terrace	TwnEndUn	3	1.1	34	\$325,000	\$299,900	\$295,000	98.37%	\$201,500	1.46
4	132 Oakland Road	Colonial	3	1.1	6	\$400,000	\$400,000	\$405,000	101.25%	\$477,400	0.85
5	29 Marie Place	Colonial	3	1.1	72	\$509,000	\$489,000	\$423,000	86.50%	\$466,500	0.91
6	33 W Parker Avenue	Ranch	3	1.1	9	\$435,000	\$435,000	\$435,000	100.00%	\$460,500	0.94
7	11 William Street	Colonial	4	2.1	29	\$479,900	\$449,900	\$446,000	99.13%	\$345,700	1.29
8	136 Tuscan Road	Colonial	3	2.0	12	\$530,000	\$530,000	\$530,000	100.00%	\$452,600	1.17
9	94 Midland Boulevard	Colonial	3	1.1	49	\$565,000	\$545,000	\$535,000	98.17%	\$399,300	1.34
10	15 Yale Street	Colonial	4	2.2	4	\$549,000	\$549,000	\$565,000	102.91%	\$750,700	0.75
11	27 Coolidge Road	Colonial	5	3.1	40	\$600,000	\$600,000	\$605,000	100.83%	\$489,500	1.24
12	81 Hudson Avenue	Colonial	4	3.1	27	\$599,999	\$599,999	\$650,000	108.33%	\$488,200	1.33
13	107 Tuscan Road	Colonial	4	2.2	43	\$725,000	\$689,000	\$652,330	94.68%	\$577,000	1.13
14	31 Courter Avenue	Colonial	5	3.0	22	\$675,000	\$675,000	\$675,000	100.00%	\$599,500	1.13
15	8 Clinton Avenue	Colonial	3	2.1	8	\$825,000	\$825,000	\$830,500	100.67%	\$678,300	1.22
16	5 Tower Drive	Tudor	4	3.1	57	\$879,000	\$849,000	\$837,500	98.65%	\$772,200	1.08
17	542 Prospect Street	Victorian	5	3.1	8	\$850,000	\$850,000	\$905,542	106.53%	\$667,700	1.36
AVERAGE					39	\$548,641	\$537,106	\$538,581	100.20%		1.11

"ACTIVE" Listings in Maplewood

Number of Units: 74
 Average List Price: \$564,932
 Average Days on Market: 74

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 50
 Average List Price: \$508,754
 Average Days on Market: 41

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	39				30
List Price	\$599,981	\$518,277	\$459,790	\$642,759	\$600,412	\$638,902	\$657,820	\$618,932	\$537,106				\$603,129
Sales Price	\$597,683	\$531,617	\$476,550	\$669,301	\$617,558	\$661,926	\$684,554	\$628,398	\$538,581				\$619,840
Sales Price as a % of List Price	99.98%	102.06%	103.84%	104.32%	102.89%	103.71%	104.04%	101.02%	100.20%				102.71%
Sales Price to Assessed Value	1.17	1.25	1.15	1.22	1.13	1.23	1.18	1.21	1.11				1.19
# Units Sold	26	22	20	37	33	50	40	37	17				282
Active Listings	42	53	53	66	74	71	64	58	74				62
Under Contracts	46	61	61	82	101	79	60	48	50				65

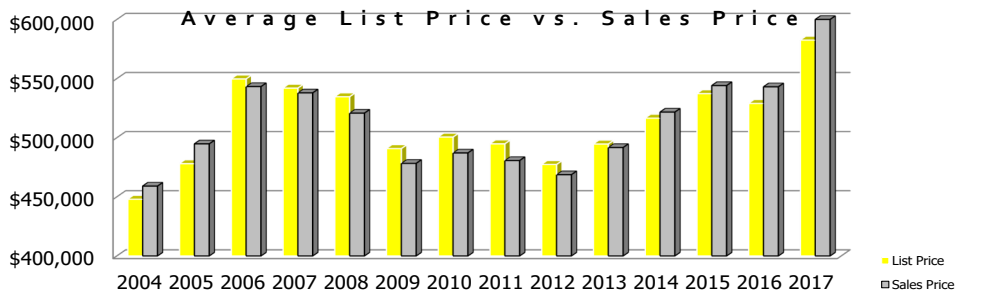
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	37	30	-20.24%
Sales Price	\$599,064	\$619,840	3.47%
Sales Price to Assessed Value	1.42	1.19	-16.24%

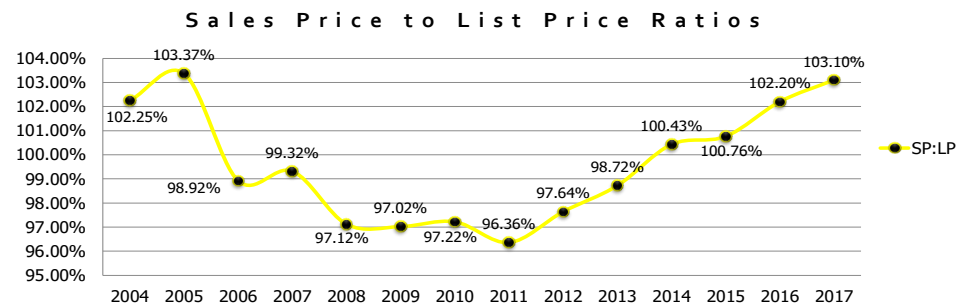
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YTD	2017	2018	% Change
# Units Sold	260	282	8.46%
Active Listings	62	74	19.35%
Under Contracts	55	50	-9.09%

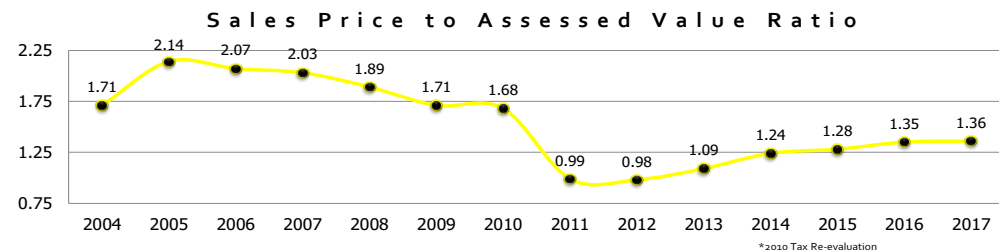
Maplewood Yearly Market Trends



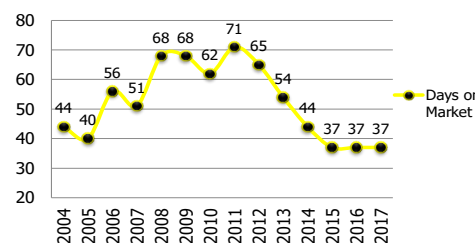
Maplewood Monthly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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	\$528,990	\$582,541
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	\$543,053	\$601,993



Average Days on Market



Number of Units Sold

