

Maplewood

October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	126-D Boyden Avenue	TwnEndUn	3	1.1	20	\$125,000	\$125,000	\$155,000	124.00%	\$174,500	0.89
2	39-B Meadowbrook Road C39B	TwnEndUn	2	1.0	9	\$185,000	\$185,000	\$185,000	100.00%	\$153,500	1.21
3	182 Jacoby Street	Colonial	3	1.0	9	\$169,000	\$169,000	\$215,000	127.22%	\$291,800	0.74
4	70 Meadowbrook Place	TwnIntUn	2	1.1	54	\$270,000	\$245,000	\$240,000	97.96%	\$195,900	1.23
5	42 Orchard Road	Colonial	3	2.0	22	\$269,000	\$269,000	\$275,000	102.23%	\$376,700	0.73
6	38 Hillcrest Road	Colonial	3	2.0	81	\$415,000	\$385,000	\$400,000	103.90%	\$340,800	1.17
7	2041 Ostwood Terrace	Colonial	3	2.1	22	\$425,000	\$425,000	\$410,000	96.47%	\$300,000	1.37
8	491 Prospect Street	Split Level	4	2.1	11	\$489,000	\$489,000	\$530,000	108.38%	\$429,600	1.23
9	103 Oakland Road	Colonial	3	1.1	22	\$559,000	\$559,000	\$559,000	100.00%	\$463,400	1.21
10	566 Prosect Street	Colonial	3	2.1	11	\$539,000	\$539,000	\$560,000	103.90%	\$424,100	1.32
11	97 Tuscan Road	RanchRas	3	2.0	16	\$585,000	\$585,000	\$590,000	100.85%	\$521,900	1.13
12	33 Burr Road	Colonial	3	1.1	47	\$699,000	\$669,000	\$660,000	98.65%	\$690,100	0.96
13	17 Park Avenue	Colonial	4	3.1	35	\$669,000	\$669,000	\$662,000	98.95%	\$395,700	1.67
14	433 Elmwood Avenue	Colonial	4	2.1	13	\$629,000	\$629,000	\$675,000	107.31%	\$521,900	1.29
15	224 Oakland Road	Colonial	5	1.3	29	\$659,000	\$659,000	\$675,000	102.43%	\$579,200	1.17
16	9 Collinwood Road	Colonial	3	2.2	15	\$699,900	\$699,900	\$730,000	104.30%	\$636,500	1.15
17	57 Midland Boulevard	CapeCod	4	3.0	37	\$749,000	\$749,000	\$739,900	98.79%	\$490,100	1.51
18	63 Maplewood Avenue	Colonial	4	2.2	15	\$799,000	\$799,000	\$799,000	100.00%	\$685,200	1.17
19	205 Wyoming Avenue	Cottage	4	3.0	35	\$849,000	\$849,000	\$840,000	98.94%	\$867,700	0.97
20	575 Prospect Street	Colonial	4	3.2	31	\$879,000	\$879,000	\$872,500	99.26%	\$766,900	1.14
21	4 Tower Drive	Tudor	4	3.1	14	\$889,000	\$889,000	\$895,000	100.67%	\$771,000	1.16
22	612 Ridgewood Road	Colonial	5	3.2	34	\$979,000	\$979,000	\$940,000	96.02%	\$969,400	0.97
23	39 Claremont Avenue	Colonial	4	4.1	9	\$950,000	\$950,000	\$1,031,000	108.53%	\$876,600	1.18
AVERAGE					26	\$586,083	\$582,387	\$592,974	103.42%		1.15

"ACTIVE" Listings in Maplewood

Number of Units: 80
Average List Price: \$535,486
Average Days on Market: 64

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 49
Average List Price: \$499,158
Average Days on Market: 60

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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	26			29
List Price	\$599,981	\$518,277	\$459,790	\$642,759	\$600,412	\$638,902	\$657,820	\$618,932	\$537,106	\$582,387			\$601,565
Sales Price	\$597,683	\$531,617	\$476,550	\$669,301	\$617,558	\$661,926	\$684,554	\$628,398	\$538,581	\$592,974			\$617,814
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%	103.42%			102.77%
Sales Price to Assessed Value	1.17	1.25	1.15	1.22	1.13	1.23	1.18	1.21	1.11	1.15			1.19
# Units Sold	26	22	20	37	33	50	40	37	17	23			305
Active Listings	42	53	53	66	74	71	64	58	74	80			64
Under Contracts	46	61	61	82	101	79	60	48	50	49			64

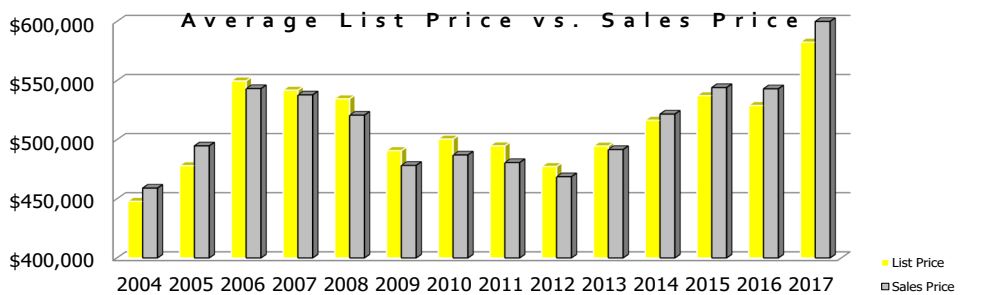
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	36	29	-19.58%
Sales Price	\$594,276	\$617,814	3.96%
Sales Price to Assessed Value	1.40	1.19	-15.19%

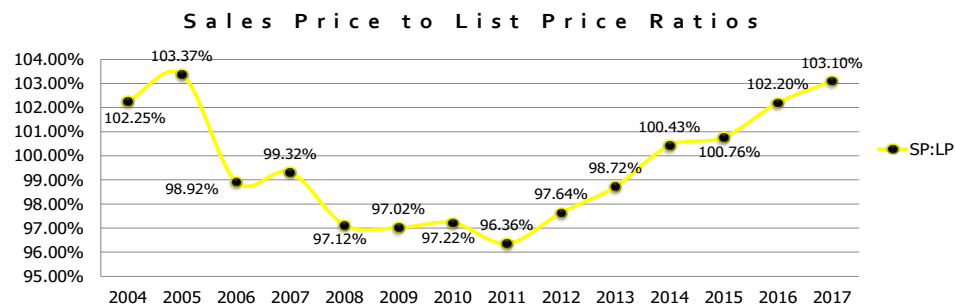


YTD	2017	2018	% Change
# Units Sold	287	305	6.27%
Active Listings	50	80	60.00%
Under Contracts	54	49	-9.26%

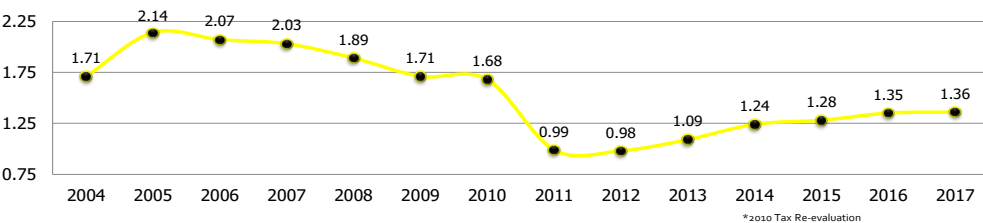
Maplewood Yearly Market Trends



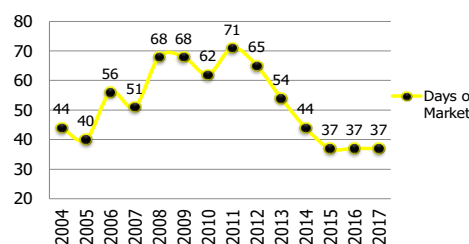
Maplewood Monthly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

