

Maplewood

November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	150 Boyden Avenue	TwnEndUn	1	1.0	242	\$155,000	\$149,750	\$149,750	100.00%	\$139,500	1.07
2	465-73 Valley Street	HighRise	1	1.0	13	\$195,000	\$195,000	\$190,000	97.44%	\$151,800	1.25
3	465-73 Valley Street	OneFloor	2	2.0	21	\$259,000	\$259,000	\$269,000	103.86%	\$230,200	1.17
4	71 Hughes Street	Colonial	3	1.0	5	\$270,000	\$270,000	\$287,300	106.41%	\$267,200	1.08
5	18 Lexington Avenue	Colonial	3	1.0	72	\$319,500	\$319,500	\$319,500	100.00%	\$298,800	1.07
6	191 Garfield Place	Colonial	3	1.0	41	\$370,000	\$350,000	\$325,000	92.86%	\$367,000	0.89
7	22 Manley Terrace	Colonial	3	1.1	27	\$350,000	\$350,000	\$332,500	95.00%	\$441,600	0.75
8	27 Overlook Terrace	Colonial	3	1.1	15	\$443,000	\$443,000	\$380,000	85.78%	\$478,500	0.79
9	53 Boyden Avenue	Split Level	3	1.1	117	\$399,000	\$399,000	\$380,000	95.24%	\$375,400	1.01
10	16 Ball Place	Colonial	3	1.1	230	\$524,900	\$449,900	\$449,900	100.00%	\$496,800	0.91
11	2 Rynda Road	Colonial	4	3.0	41	\$549,000	\$549,000	\$549,000	100.00%	\$407,200	1.35
12	38 Madison Avenue	Colonial	4	1.1	15	\$549,000	\$549,000	\$560,000	102.00%	\$511,100	1.10
13	6 Borden Terrace	Colonial	3	2.1	21	\$549,000	\$549,000	\$575,000	104.74%	\$500,700	1.15
14	73 Tuscan Road	Colonial	5	2.1	37	\$599,000	\$599,000	\$599,000	100.00%	\$561,300	1.07
15	7 Maple Terrace	Colonial	4	2.1	15	\$695,000	\$695,000	\$645,000	92.81%	\$637,400	1.01
16	86 Oakland Road	Colonial	4	1.2	34	\$669,000	\$649,000	\$650,000	100.15%	\$585,400	1.11
17	17 Collinwood Road	Colonial	4	1.2	17	\$669,000	\$669,000	\$681,100	101.81%	\$604,000	1.13
18	31 Burroughs Way	Tudor	4	4.1	29	\$699,000	\$699,000	\$725,000	103.72%	\$598,400	1.21
19	32 Crestwood Drive	Custom	4	2.1	13	\$799,000	\$799,000	\$760,000	95.12%	\$673,700	1.13
20	11 Lenox Place	Victorian	6	2.1	17	\$775,000	\$775,000	\$900,000	116.13%	\$614,800	1.46
21	11 Berkeley Road	Colonial	4	4.1	8	\$979,900	\$979,900	\$980,000	100.01%		
22	51 Euclid Avenue	Colonial	6	3.2	121	\$1,350,000	\$1,350,000	\$1,215,000	90.00%	\$928,400	1.31
23	47 Park Road	Colonial	6	3.2	18	\$1,375,000	\$1,375,000	\$1,340,000	97.45%	\$1,225,300	1.09
AVERAGE					51	\$588,796	\$583,567	\$576,611	99.15%		1.10

"ACTIVE" Listings in Maplewood

Number of Units: 69
Average List Price: \$511,697
Average Days on Market: 77

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 48
Average List Price: \$498,685
Average Days on Market: 55

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	51		31
List Price	\$599,981	\$518,277	\$459,790	\$642,759	\$600,412	\$638,902	\$657,820	\$618,932	\$537,106	\$582,387	\$583,567		\$600,303
Sales Price	\$597,683	\$531,617	\$476,550	\$669,301	\$617,558	\$661,926	\$684,554	\$628,398	\$538,581	\$592,974	\$576,611		\$614,925
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%	99.15%		102.51%
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	1.10		1.18
# Units Sold	26	22	20	37	33	50	40	37	17	23	23		328
Active Listings	42	53	53	66	74	71	64	58	74	80	69		64
Under Contracts	46	61	61	82	101	79	60	48	50	49	48		62

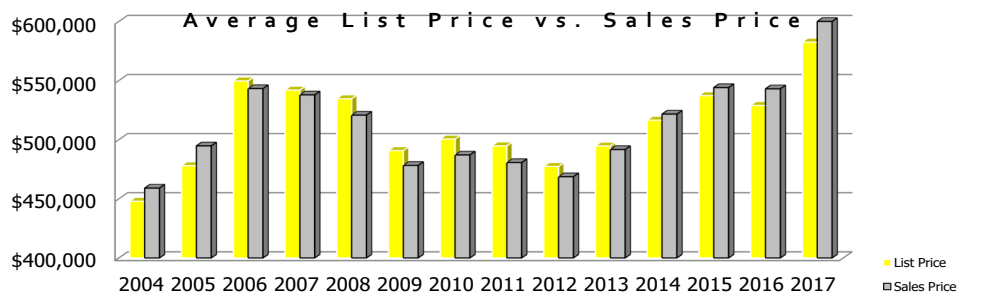
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	36	31	-13.72%
Sales Price	\$602,207	\$614,925	2.11%
Sales Price to Assessed Value	1.39	1.18	-15.16%

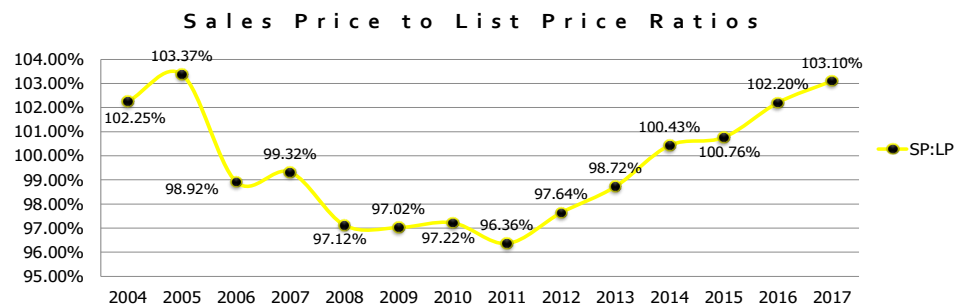
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YTD	2017	2018	% Change
# Units Sold	307	328	6.84%
Active Listings	42	69	64.29%
Under Contracts	65	48	-26.15%

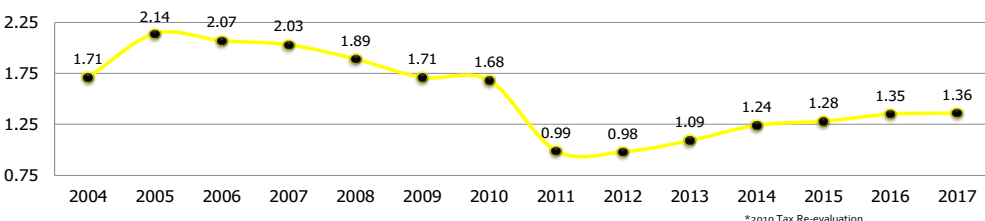
Maplewood Yearly Market Trends



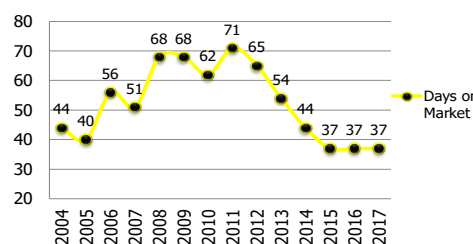
Maplewood Monthly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

