

# Maplewood

## April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Porter Road	FixrUppr	3	1.1	34	\$199,000	\$199,000	\$160,000	80.40%	\$271,200	0.59
2	66 Hilton Avenue	Colonial	2	1.0	108	\$240,000	\$240,000	\$238,000	99.17%	\$253,000	0.94
3	72 Essex Avenue	CapeCod	3	2.0	224	\$369,900	\$339,900	\$320,000	94.15%	\$366,300	0.87
4	73 Essex Avenue	Colonial	3	1.0	16	\$309,000	\$309,000	\$332,000	107.44%	\$354,300	0.94
5	141 Hilton Avenue	Colonial	3	1.1	146	\$420,000	\$379,000	\$340,000	89.71%	\$299,700	1.13
6	2043-2045 Ostwood Terrace	Colonial	4	1.1	18	\$389,900	\$389,900	\$379,000	97.20%	\$310,000	1.22
7	48 Hughes Street	Colonial	3	1.1	91	\$429,000	\$399,000	\$391,000	97.99%	\$312,100	1.25
8	14 Menzel Avenue	Colonial	4	2.1	140	\$425,000	\$400,000	\$395,000	98.75%	\$305,300	1.29
9	28 Menzel Avenue	Colonial	3	1.1	9	\$375,000	\$375,000	\$405,000	108.00%	\$305,300	1.33
10	73 Lexington Avenue	Colonial	3	2.0	0	\$410,000	\$410,000	\$410,000	100.00%	\$336,800	1.22
11	69 S Pierson Road	CapeCod	4	2.0	20	\$450,000	\$450,000	\$418,000	92.89%	\$493,800	0.85
12	10 Hilton Avenue	Colonial	4	2.1	38	\$449,900	\$449,900	\$430,000	95.58%	\$308,300	1.39
13	193 Hilton Avenue	Colonial	4	2.1	164	\$479,000	\$479,000	\$452,000	94.36%	\$302,500	1.49
14	7 Evergreen Place	Tudor	3	1.1	223	\$529,900	\$454,900	\$454,900	100.00%	\$628,600	0.72
15	616 S Orange Ave SH 1	HighRise	2	2.1	184	\$529,000	\$479,000	\$462,000	96.45%	\$519,100	0.89
16	191 Garfield Road	Colonial	3	2.1	10	\$475,000	\$475,000	\$501,000	105.47%	\$367,000	1.37
17	20 Union Avenue	Colonial	5	3.0	9	\$515,000	\$515,000	\$515,000	100.00%	\$463,200	1.11
18	44 North Terrace	Colonial	5	3.1	25	\$599,900	\$599,900	\$560,700	93.47%	\$597,900	0.94
19	19 Colgate Road	Colonial	3	1.1	14	\$569,000	\$569,000	\$569,000	100.00%	\$497,300	1.14
20	18 Plymouth Avenue	Colonial	4	1.2	22	\$589,000	\$589,000	\$622,000	105.60%	\$509,300	1.22

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21	15 Evergreen Place	Tudor	4	1.1	178	\$695,000	\$649,999	\$635,000	97.69%	\$603,200	1.05
22	22 Essex Road	Colonial	3	2.2	29	\$739,000	\$739,000	\$725,000	98.11%	\$553,800	1.31
23	636 Ridgewood Road	Colonial	3	2.1	17	\$740,500	\$740,500	\$730,000	98.58%	\$569,100	1.28
24	5 Fairview Terrace	Tudor	4	3.0	27	\$795,000	\$765,000	\$770,000	100.65%	\$676,100	1.14
25	12 Jennifer Lane	Colonial	4	2.1	12	\$775,000	\$775,000	\$800,000	103.23%	\$577,400	1.39
26	2 Brookside Road	Colonial	5	3.2	14	\$825,000	\$825,000	\$825,000	100.00%	\$662,600	1.25
27	41 Oakland Road	Colonial	5	3.1	7	\$890,000	\$890,000	\$955,000	107.30%	\$707,100	1.35
28	28 North Crescent	Colonial	5	3.2	16	\$979,900	\$979,900	\$1,049,000	107.05%	\$929,500	1.13
29	563 Ridgewood Road	Colonial	6	3.2	5	\$1,150,000	\$1,150,000	\$1,160,000	100.87%	\$931,700	1.25
30	26 Clinton Avenue	Colonial	4	3.1	10	\$1,189,000	\$1,189,000	\$1,220,000	102.61%	\$849,300	1.44
AVERAGE					60	\$584,363	\$573,497	\$574,120	99.09%		1.15

### "Active" Listings in Maplewood

Number of Units: 84  
 Average List Price: \$584,504  
 Average Days on Market: 44

### "Under Contract" Listings in Maplewood

Number of Units: 82  
 Average List Price: \$605,390  
 Average Days on Market: 39

# Maplewood 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	52	41	60									49
List Price	\$618,888	\$477,833	\$591,544	\$573,497									\$565,035
Sales Price	\$624,063	\$476,108	\$596,455	\$574,120									\$567,140
SP:LP%	100.61%	99.51%	100.56%	99.09%									99.87%
SP to AV	1.12	1.10	1.16	1.15									1.14
# Units Sold	16	21	27	30									94
3 Mo Rate of Ab	3.27	3.25	3.14	2.49									3.04
Active Listings	60	63	63	84									68
Under Contracts	52	62	74	82									68

## Flashback! YTD 2018 vs YTD 2019

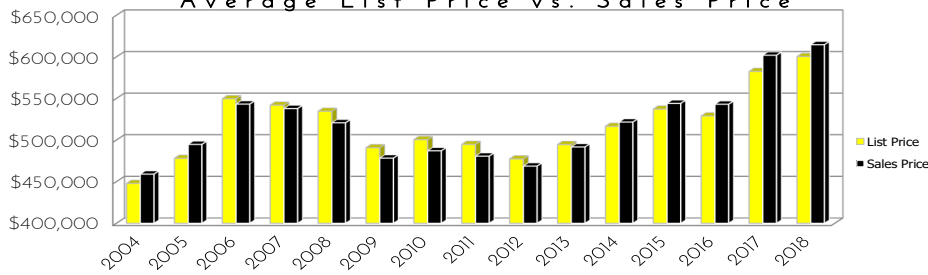
YTD	2018	2019	% Change
DOM	31	49	59.48%
Sales Price	\$586,004	\$567,140	-3.22%
LP:SP	102.68%	99.87%	-2.74%
SP:AV	1.20	1.14	-5.34%



YTD	2018	2019	% Change
# Units Sold	105	94	-10.48%
Rate of Ab 3 Mo	2.05	2.49	21.46%
Actives	66	84	27.27%
Under Contracts	82	82	0.00%

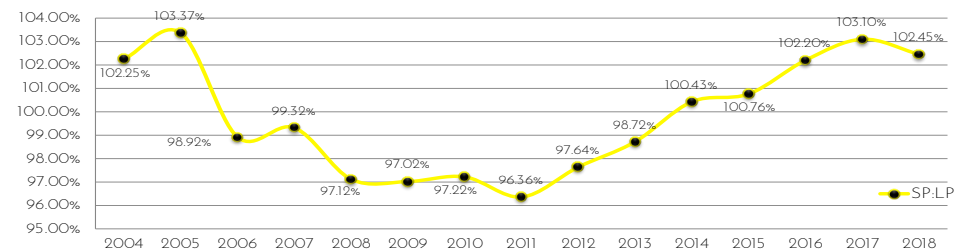
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price

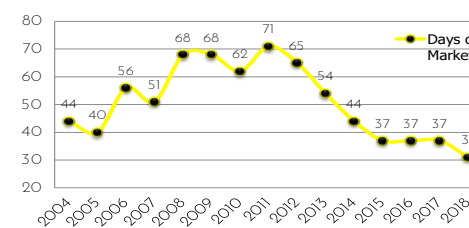


## Maplewood Monthly Market Trends

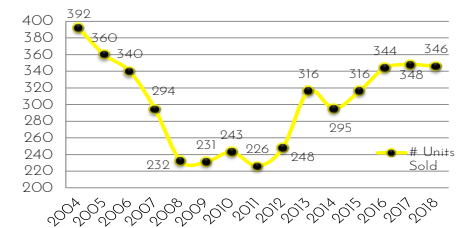
Sales Price to List Price Ratios



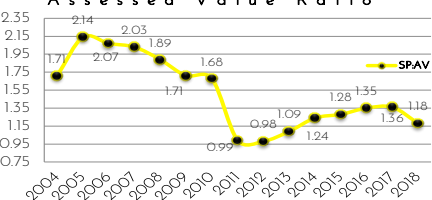
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

