

Maplewood

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	192 Burnett Avenue C0014	TwnIntUn	2	1.0	10	\$194,500	\$194,500	\$194,500	100.00%	\$139,500	1.39
2	2 Henry Place	Colonial	4	1.1	376	\$254,900	\$244,900	\$227,500	92.90%	\$264,200	0.86
3	465-73 Valley Street	OneFloor	3	2.0	45	\$325,000	\$309,900	\$318,800	102.87%	\$281,100	1.13
4	112 Midland Boulevard	Colonial	3	1.0	50	\$415,000	\$389,900	\$325,250	83.42%	\$407,600	0.80
5	28 Broadview Avenue	Colonial	4	3.0	213	\$419,900	\$339,900	\$331,000	97.38%	\$485,200	0.68
6	67 Hughes Street	Colonial	3	1.1	127	\$389,000	\$350,000	\$340,000	97.14%	\$253,000	1.34
7	149 Franklin Terrace	Colonial	3	2.0	53	\$379,900	\$349,900	\$345,000	98.60%	\$326,000	1.06
8	548 Irvington Avenue	Colonial	3	2.1	52	\$379,900	\$379,900	\$380,000	100.03%	\$314,800	1.21
9	86 Midland Boulevard	Colonial	4	1.2	16	\$450,000	\$450,000	\$400,000	88.89%	\$447,600	0.89
10	89 Jacoby Street	Colonial	4	2.1	25	\$410,000	\$410,000	\$430,000	104.88%	\$243,800	1.76
11	46 Princeton Street	Colonial	3	1.1	8	\$485,000	\$485,000	\$495,000	102.06%	\$399,400	1.24
12	7 Northview Terrace	Colonial	3	2.0	22	\$510,000	\$510,000	\$500,000	98.04%	\$390,200	1.28
13	16 Ball Place	Colonial	3	1.1	9	\$500,000	\$500,000	\$535,000	107.00%	\$496,800	1.08
14	33 Orchard Road	Colonial	4	2.2	53	\$592,000	\$570,000	\$570,000	100.00%	\$431,500	1.32
15	59 Yale Street	Colonial	4	2.1	9	\$575,000	\$575,000	\$603,000	104.87%	\$540,200	1.12
16	23 Broadview Avenue	Colonial	3	1.1	7	\$550,000	\$550,000	\$611,000	111.09%	\$464,300	1.32
17	97 Harvard Avenue	CapeCod	4	2.1	30	\$629,000	\$629,000	\$614,000	97.62%	\$618,500	0.99
18	18 Lewis Drive	Ranch	3	2.0	43	\$659,999	\$659,999	\$630,000	95.45%	\$594,900	1.06
19	9 Madison Avenue	Carriage	4	2.0	7	\$599,900	\$599,900	\$641,000	106.85%	\$476,900	1.34
20	729 Prospect Street	Colonial	4	3.0	3	\$595,000	\$595,000	\$645,999	108.57%	\$528,200	1.22
21	5 Plymouth Place	Colonial	4	2.2	19	\$599,000	\$599,000	\$647,000	108.01%	\$524,900	1.23
22	107 Oakland Road	Colonial	4	2.0	5	\$595,000	\$595,000	\$660,000	110.92%	\$565,500	1.17
23	18 Franklin Place	Colonial	4	2.0	15	\$649,000	\$649,000	\$675,000	104.01%	\$546,100	1.24
24	22 Crestwood Drive	Tudor	4	3.2	3	\$650,000	\$650,000	\$690,000	106.15%	\$625,000	1.10
25	34 Park Road	Colonial	4	1.1	3	\$695,000	\$695,000	\$695,000	100.00%	\$657,500	1.06
26	23 New England Road	Colonial	3	2.1	27	\$689,000	\$689,000	\$700,000	101.60%	\$618,100	1.13
27	425 Elmwood Avenue	Colonial	3	2.2	12	\$629,000	\$629,000	\$710,000	112.88%	\$555,300	1.28
28	26 Arcularius Terrace	Colonial	4	2.1	17	\$725,000	\$725,000	\$715,000	98.62%	\$630,900	1.13
29	38 Courter Avenue	Colonial	5	2.2	14	\$750,000	\$699,000	\$720,000	103.00%	\$656,100	1.10
30	442 Baldwin Road	Colonial	5	2.2	9	\$715,000	\$715,000	\$730,000	102.10%	\$656,100	1.11

Maplewood

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	27 Claremont Avenue	Colonial	4	3.2	14	\$750,000	\$750,000	\$740,000	98.67%	\$670,200	1.10
32	11 Rutgers Street	Colonial	4	1.1	13	\$685,000	\$685,000	\$752,000	109.78%	\$567,500	1.33
33	6 Hoffman Street	Colonial	4	2.1	8	\$725,000	\$725,000	\$755,000	104.14%	\$609,600	1.24
34	502 Summit Avenue	Colonial	4	2.1	5	\$785,000	\$785,000	\$785,000	100.00%	\$635,200	1.24
35	49 Collinwood Road	Colonial	4	3.2	41	\$849,000	\$849,000	\$830,000	97.76%	\$800,000	1.04
36	22 Yale Street	Colonial	4	2.1	15	\$857,000	\$857,000	\$840,000	98.02%	\$500,800	
37	81 Jefferson Avenue	Colonial	4	2.1	8	\$775,000	\$775,000	\$850,000	109.68%	\$655,600	1.30
38	98 Oakland Road	Colonial	5	3.2	15	\$879,000	\$879,000	\$898,100	102.17%	\$716,100	1.25
39	473 Ridgewood Road	Colonial	5	4.1	21	\$898,000	\$898,000	\$901,000	100.33%	\$495,300	
40	108 Wyoming Avenue	Colonial	5	4.1	2	\$825,000	\$825,000	\$905,000	109.70%	\$775,400	1.17
41	17 Jennifer Lane	Colonial	4	2.1	41	\$995,000	\$949,000	\$949,000	100.00%	\$640,900	1.48
42	3 Woodland Road	Colonial	6	4.1	46	\$1,075,000	\$1,075,000	\$995,000	92.56%	\$1,170,800	0.85
43	149 Wyoming Avenue	Colonial	6	3.2	11	\$984,500	\$984,500	\$999,000	101.47%	\$973,700	1.03
44	30 Claremont Avenue	Colonial	5	4.1	9	\$1,250,000	\$1,250,000	\$1,300,000	104.00%	\$976,200	1.33
AVERAGE					35	\$644,148	\$636,916	\$649,503	101.66%		1.17

"Active" Listings in Maplewood

Number of Units: 91
 Average List Price: \$653,774
 Average Days on Market: 45

"Under Contract" Listings in Maplewood

Number of Units: 89
 Average List Price: \$574,110
 Average Days on Market: 33

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	35								45
List Price	\$618,888	\$477,833	\$591,544	\$573,497	\$636,916								\$587,954
Sales Price	\$624,063	\$476,108	\$596,455	\$574,120	\$649,503								\$593,401
SP:LP%	100.61%	99.51%	100.56%	99.09%	101.66%								100.44%
SP to AV	1.12	1.10	1.16	1.15	1.17								1.15
# Units Sold	16	21	27	30	44								138
3 Mo Rate of Ab	3.27	3.25	3.14	2.49	2.97								3.02
Active Listings	60	63	63	84	91								72
Under Contracts	52	62	74	82	89								72

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	29	45	55.42%
Sales Price	\$593,550	\$593,401	-0.03%
LP:SP	102.73%	100.44%	-2.23%
SP:AV	1.18	1.15	-3.19%



YTD	2018	2019	% Change
# Units Sold	138	138	0.00%
Rate of Ab 3 Mo	2.83	2.97	4.95%
Actives	74	91	22.97%
Under Contracts	101	89	-11.88%

Maplewood Yearly Market Trends

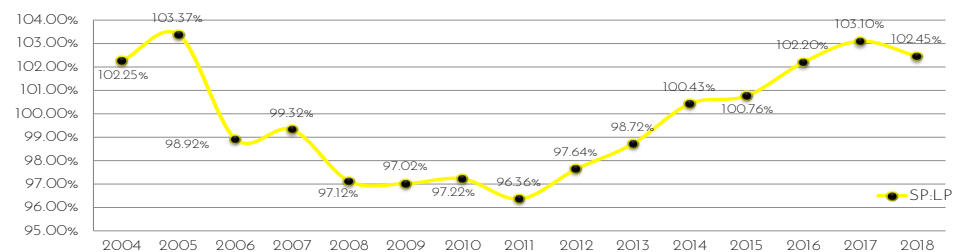
Average List Price vs. Sales Price



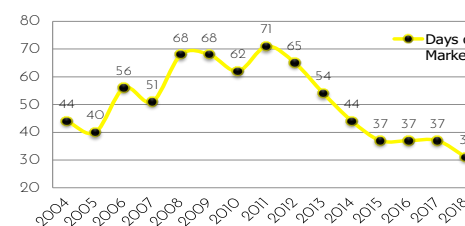
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368
\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125	\$543,053	\$601,993	\$614,630

Maplewood Monthly Market Trends

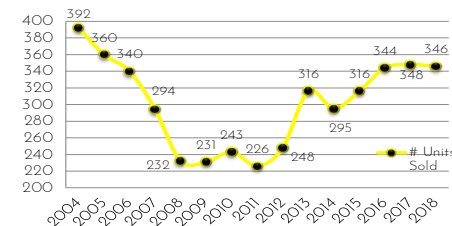
Sales Price to List Price Ratios



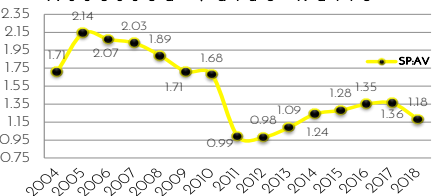
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

