

# Maplewood

## June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	55-A Meadowbrook Place	FirstFlr	1	1.0	74	\$129,900	\$129,900	\$125,000	96.23%	\$125,200	1.00
2	287-B Elmwood Avenue	TwnEndUn	1	1.0	16	\$160,000	\$160,000	\$155,000	96.88%	\$122,200	1.27
3	287-A Elmwood Avenue	MultiFlr	1	1.0	18	\$160,000	\$160,000	\$160,000	100.00%	\$129,300	1.24
4	51-A Meadowbrook Place	TwnEndUn	2	1.0	32	\$200,000	\$200,000	\$190,000	95.00%	\$131,700	1.44
5	14 Wellesley Street	Colonial	3	1.0	12	\$240,000	\$240,000	\$250,000	104.17%	\$252,700	0.99
6	22 Broadview Avenue	Colonial	3	1.1	110	\$399,000	\$399,000	\$315,000	78.95%	\$535,800	0.59
7	17 Lombardy Place	CapeCod	3	1.0	113	\$334,900	\$324,900	\$331,000	101.88%	\$250,000	1.32
8	76 Park Avenue	Colonial	3	1.1	6	\$332,500	\$332,500	\$333,000	100.15%	\$443,700	0.75
9	25 Florida Street	CapeCod	4	1.1	66	\$359,900	\$359,900	\$345,000	95.86%	\$334,100	1.03
10	43813 Van Ness Terrace	Split Level	4	2.0	11	\$369,000	\$369,000	\$375,000	101.63%	\$313,300	1.20
11	78 Park Avenue	Colonial	3	1.1	18	\$390,000	\$390,000	\$380,000	97.44%	\$503,000	0.76
12	203 Jacboy Street	Colonial	3	1.1	14	\$379,000	\$379,000	\$385,000	101.58%	\$278,000	1.38
13	107 Franklin Avenue	Colonial	3	1.0	12	\$379,000	\$379,000	\$389,000	102.64%		
14	30 Revere Avenue	Colonial	3	1.1	76	\$399,000	\$399,000	\$400,000	100.25%	\$271,900	1.47
15	808 Prospect Street	Colonial	3	1.1	28	\$399,900	\$399,900	\$400,000	100.03%	\$278,600	1.44
16	60 Concord Avenue	Colonial	3	3.0	9	\$450,000	\$450,000	\$475,000	105.56%		
17	12 Lindsley Avenue	Colonial	4	2.1	16	\$499,000	\$499,000	\$495,000	99.20%		
18	20 Franklin Avenue	Colonial	3	1.2	9	\$475,000	\$475,000	\$505,000	106.32%	\$371,300	1.36
19	8 Mosswood Terrace	Colonial	4	1.2	27	\$550,000	\$550,000	\$540,000	98.18%	\$487,400	1.11
20	49 Coolidge Road	Colonial	4	2.1	9	\$550,000	\$550,000	\$555,000	100.91%	\$479,100	1.16
21	85 Oakland Road	Colonial	3	1.1	39	\$600,000	\$575,000	\$565,000	98.26%	\$501,500	1.13
22	12 S Pierson Road	Colonial	4	1.2	15	\$589,000	\$589,000	\$590,000	100.17%	\$516,500	1.14
23	38 Essex Road	Split Level	4	2.1	9	\$629,000	\$629,000	\$605,500	96.26%	\$462,000	1.31
24	104 Parker Avenue	Colonial	3	2.1	36	\$639,000	\$599,000	\$611,000	102.00%	\$464,900	1.31
25	448 Baldwin Road	Colonial	4	2.1	14	\$599,000	\$599,000	\$630,000	105.18%	\$544,100	1.16
26	58 Maplewood Avenue	Colonial	4	1.1	13	\$599,000	\$599,000	\$643,000	107.35%	\$526,700	1.22
27	92 Oakview Avenue	Colonial	4	1.1	15	\$649,000	\$649,000	\$685,000	105.55%	\$520,200	1.32
28	8 Beach Street	Colonial	5	2.1	13	\$699,000	\$699,000	\$699,000	100.00%	\$566,900	1.23
29	450 Richmond Avenue	Colonial	4	3.1	9	\$650,000	\$650,000	\$705,000	108.46%	\$593,500	1.19
30	27 Jefferson Avenue	Split Level	3	2.1	9	\$689,000	\$689,000	\$731,500	106.17%	\$548,800	1.33

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	470 Richmond Avenue	Colonial	5	3.1	21	\$649,000	\$649,000	\$736,000	113.41%	\$633,500	1.16
32	34 New England Road	Colonial	4	2.1	7	\$699,000	\$699,000	\$755,000	108.01%	\$641,800	1.18
33	280 Wyoming Avenue	Tudor	5	3.1	56	\$849,000	\$799,000	\$782,500	97.93%	\$699,300	1.12
34	21 Maplewood Avenue	Custom	5	2.1	8	\$775,000	\$775,000	\$810,000	104.52%	\$619,900	1.31
35	25 Washington Park	Colonial	4	2.1	9	\$799,000	\$799,000	\$830,500	103.94%	\$669,100	1.24
36	33 Maplewood Avenue	Colonial	4	2.1	13	\$699,900	\$699,900	\$859,000	122.73%	\$725,700	1.18
37	14 Washington Park	Tudor	5	3.1	22	\$899,000	\$899,000	\$872,000	97.00%	\$873,200	1.00
38	13 Woodhill Drive	Colonial	5	3.1	9	\$875,000	\$875,000	\$875,000	100.00%	\$843,200	1.04
39	30 Oakland Road	Colonial	4	3.1	22	\$899,000	\$899,000	\$889,000	98.89%	\$759,500	1.17
40	48 Headley Place	Colonial	4	3.1	9	\$775,000	\$775,000	\$911,500	117.61%	\$780,100	1.17
41	440 Walton Road	Colonial	5	3.1	11	\$979,000	\$979,000	\$1,039,500	106.18%	\$800,900	1.30
42	469 Ridgewood Road	Colonial	5	3.1	59	\$1,225,000	\$1,095,000	\$1,050,000	95.89%	\$882,500	1.19
43	24 Hickory Drive	Colonial	5	2.1	9	\$1,050,000	\$1,050,000	\$1,100,000	104.76%	\$771,600	1.43
44	57 Maplewood Avenue	Colonial	4	4.1	4	\$1,100,000	\$1,100,000	\$1,113,000	101.18%		
45	616 S Orange Ave C007C	HighRise	3	3.1	57	\$1,395,000	\$1,250,000	\$1,250,000	100.00%	\$747,900	1.67
AVERAGE					26	\$603,689	\$594,800	\$609,800	101.87%		1.19

### "Active" Listings in Maplewood

Number of Units: 87  
 Average List Price: \$612,869  
 Average Days on Market: 55

### "Under Contract" Listings in Maplewood

Number of Units: 64  
 Average List Price: \$588,445  
 Average Days on Market: 41

# 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	26							40
List Price	\$618,888	\$477,833	\$591,544	\$573,497	\$636,916	\$594,800							\$589,637
Sales Price	\$624,063	\$476,108	\$596,455	\$574,120	\$649,503	\$609,800							\$597,433
SP:LP%	100.61%	99.51%	100.56%	99.09%	101.66%	101.87%							100.79%
SP to AV	1.12	1.10	1.16	1.15	1.17	1.19							1.16
# Units Sold	16	21	27	30	44	45							183
3 Mo Rate of Ab	3.27	3.25	3.14	2.49	2.97	2.43							2.93
Active Listings	60	63	63	84	91	87							75
Under Contracts	52	62	74	82	89	64							71

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	27	40	48.19%
Sales Price	\$611,735	\$597,433	-2.34%
LP:SP	102.99%	100.79%	-2.14%
SP:AV	1.20	1.16	-3.14%



YTD	2018	2019	% Change
# Units Sold	188	183	-2.66%
Rate of Ab 3 Mo	1.94	2.43	25.26%
Actives	71	87	22.54%
Under Contracts	79	64	-18.99%

## Maplewood Yearly Market Trends

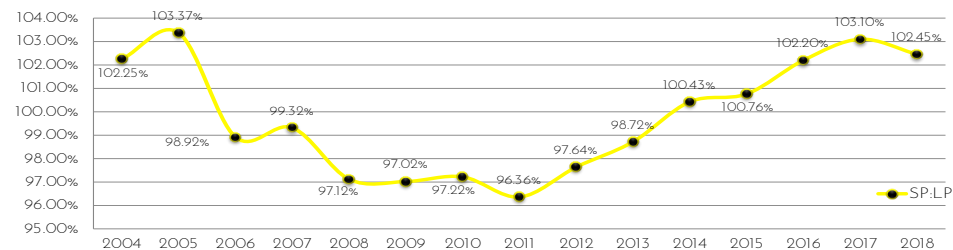
Average List Price vs. Sales Price



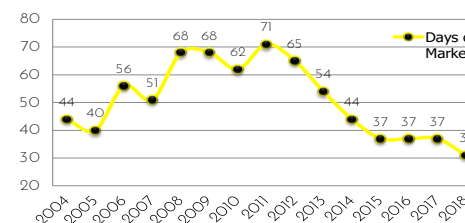
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368
\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676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

## Maplewood Monthly Market Trends

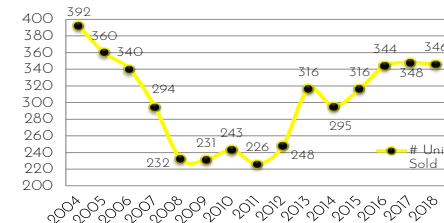
Sales Price to List Price Ratios



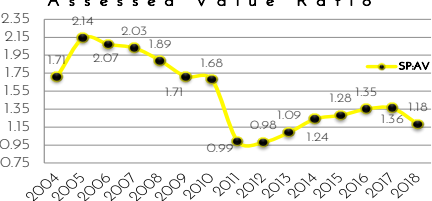
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

