

Maplewood

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40-B Meadowbrook Place	OneFloor	1	1.0	56	\$140,000	\$140,000	\$140,000	100.00%	\$114,600	1.22
2	56-A Newark Way	TwnEndUn	2	1.0	29	\$205,000	\$205,000	\$212,500	103.66%	\$156,100	1.36
3	285-A Elmwood Avenue	TwnIntUn	2	1.0	132	\$219,000	\$219,000	\$217,000	99.09%	\$163,000	1.33
4	258 Parker Avenue	CapeCod	2	1.0	212	\$269,900	\$269,900	\$225,000	83.36%	\$370,100	0.61
5	616 S Orange Avenue 8J	HighRise	2	2.0	59	\$320,000	\$300,000	\$255,000	85.00%	\$375,000	0.68
6	664 Irvington Avenue C4	TwnEndUn	2	1.1	12	\$264,000	\$264,000	\$265,000	100.38%	\$168,000	1.58
7	43 Hughes Street	Colonial	4	2.0	0	\$280,000	\$280,000	\$275,000	98.21%	\$278,100	0.99
8	27 Meadowbrook Road	Colonial	2	1.1	104	\$289,000	\$300,000	\$300,000	100.00%	\$280,400	1.07
9	109 Hilton Avenue	Colonial	3	1.0	11	\$309,000	\$309,000	\$312,500	101.13%	\$292,100	1.07
10	9 Fernwood Road	Colonial	3	1.0	0	\$319,000	\$319,000	\$312,500	97.96%	\$329,800	0.95
11	3 Marion Place	CapeCod	3	2.0	38	\$319,000	\$319,000	\$319,000	100.00%	\$291,400	1.09
12	44 Jacoby Street	Colonial	3	1.0	10	\$300,000	\$300,000	\$320,000	106.67%	\$276,800	1.16
13	188 Franklin Avenue	Colonial	3	2.0	16	\$305,000	\$305,000	\$335,000	109.84%	\$308,000	1.09
14	22 Ohio Street	Bi-Level	4	2.0	37	\$330,000	\$330,000	\$360,500	109.24%	\$328,900	1.10
15	804 Prospect Street	Colonial	3	1.0	10	\$425,000	\$425,000	\$425,000	100.00%	\$318,400	1.33
16	55 Highland Avenue	Colonial	4	3.1	48	\$465,000	\$455,000	\$445,000	97.80%	\$533,600	0.83
17	151 Tuscan Road	Colonial	5	2.1	127	\$520,000	\$475,000	\$450,000	94.74%	\$514,800	0.87
18	156 Oakland Road	Colonial	3	1.0	38	\$499,900	\$479,900	\$458,000	95.44%	\$538,800	0.85
19	65 Hillcrest Road	Colonial	3	1.2	8	\$459,000	\$459,000	\$465,000	101.31%	\$432,200	1.08
20	64 Midland Boulevard	Colonial	3	2.0	34	\$500,000	\$500,000	\$510,000	102.00%	\$419,600	1.22
21	21 St Lawrence Avenue	Colonial	4	2.0	41	\$529,000	\$529,000	\$514,000	97.16%	\$562,200	0.91
22	53 Peachtree Road	Colonial	3	2.2	12	\$499,900	\$499,900	\$526,500	105.32%	\$310,000	1.70
23	557 Summit Avenue	Colonial	3	1.0	15	\$549,000	\$549,000	\$565,000	102.91%	\$462,000	1.22
24	21 Park Avenue	Bi-Level	4	2.0	26	\$599,000	\$599,000	\$570,000	95.16%	\$533,000	1.07
25	3 E Cedar Lane	Colonial	4	1.1	27	\$599,000	\$599,000	\$590,000	98.50%	\$478,200	1.23

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26	22 St Lawrence Avenue	Colonial	3	1.1	7	\$525,000	\$525,000	\$600,000	114.29%	\$534,200	1.12
27	562 Ridgewood Road	Cottage	3	2.1	7	\$649,000	\$649,000	\$710,000	109.40%	\$583,300	1.22
28	30 Crestwood Drive	Tudor	3	2.1	14	\$698,000	\$698,000	\$745,000	106.73%	\$620,200	1.20
29	22 Sunset Terrace	Colonial	4	1.2	12	\$699,000	\$699,000	\$755,000	108.01%	\$624,300	1.21
30	20 Salter Place	Colonial	5	2.0	18	\$774,000	\$774,000	\$774,000	100.00%	\$704,300	1.10
31	13 Oakland Road	Colonial	5	3.1	14	\$769,000	\$769,000	\$780,000	101.43%	\$608,100	1.28
32	449 Walton Road	Tudor	3	2.0	8	\$749,000	\$749,000	\$782,842	104.52%	\$682,600	1.15
33	29 Oberlin Street	Colonial	4	2.1	10	\$769,000	\$769,000	\$800,000	104.03%	\$575,200	1.39
34	12 Lewis Drive	Contemp	4	3.0	9	\$749,000	\$749,000	\$802,500	107.14%	\$615,200	1.30
35	25 Highland Place	Colonial	3	3.1	11	\$774,900	\$774,900	\$805,000	103.88%	\$760,700	1.06
36	27 Rutgers Street	Colonial	4	2.1	8	\$715,000	\$715,000	\$820,000	114.69%	\$609,400	1.35
37	101 Tuscan Road	Colonial	4	3.1	29	\$825,000	\$800,000	\$825,000	103.13%	\$613,400	1.34
38	31 Claremont Drive	Colonial	5	3.0	71	\$929,000	\$898,000	\$854,000	95.10%	\$847,500	1.01
39	6 Colonial Terrace	Colonial	6	2.1	14	\$850,000	\$850,000	\$870,000	102.35%	\$802,200	1.08
40	11 Euclid Avenue	Colonial	4	2.1	9	\$850,000	\$850,000	\$925,000	108.82%	\$728,500	1.27
41	420 Walton Road	Colonial	4	3.1	9	\$899,000	\$899,000	\$942,420	104.83%	\$838,600	1.12
42	47 Durand Road	Ranch	4	3.0	16	\$899,000	\$899,000	\$975,000	108.45%	\$670,400	1.45
43	42 Oakland Road	Victrian	6	3.2	30	\$1,139,000	\$1,139,000	\$1,139,000	100.00%	\$744,200	1.53
44	454 Walton Road	Colonial	5	4.1	10	\$1,100,000	\$1,100,000	\$1,170,000	106.36%	\$802,500	1.46
45	624 Ridgewood Road	Victorian	7	4.1	54	\$1,525,000	\$1,525,000	\$1,525,000	100.00%	\$1,305,000	1.17
AVERAGE					32	\$586,680	\$583,569	\$599,272	101.96%		1.17

"Active" Listings in Maplewood

Number of Units: 70
 Average List Price: \$577,420
 Average Days on Market: 64

"Under Contract" Listings in Maplewood

Number of Units: 64
 Average List Price: \$610,223
 Average Days on Market: 37

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	32						39
List Price	\$618,888	\$477,833	\$591,544	\$573,497	\$636,916	\$594,800	\$583,569						\$588,439
Sales Price	\$624,063	\$476,108	\$596,455	\$574,120	\$649,503	\$609,800	\$599,272						\$597,796
SP:LP%	100.61%	99.51%	100.56%	99.09%	101.66%	101.87%	101.96%						101.02%
SP to AV	1.12	1.10	1.16	1.15	1.17	1.19	1.17						1.16
# Units Sold	16	21	27	30	44	45	45						228
3 Mo Rate of Ab	3.27	3.25	3.14	2.49	2.97	2.43	1.72						2.75
Active Listings	60	63	63	84	91	87	70						74
Under Contracts	52	62	74	82	89	64	64						70

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	26	39	46.57%
Sales Price	\$624,510	\$597,796	-4.28%
LP:SP	103.17%	101.02%	-2.09%
SP:AV	1.19	1.16	-2.76%



YTD	2018	2019	% Change
# Units Sold	228	228	0.00%
Rate of Ab 3 Mo	1.54	1.72	11.69%
Actives	64	70	9.38%
Under Contracts	60	64	6.67%

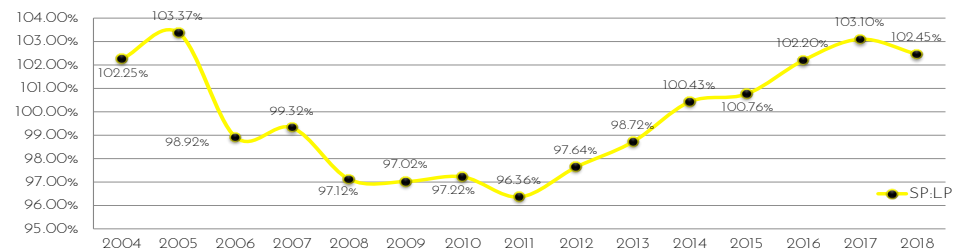
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

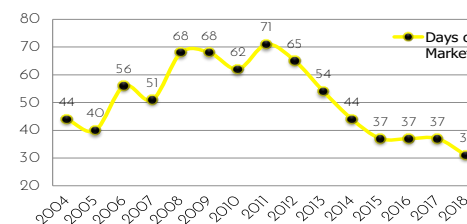


Maplewood Monthly Market Trends

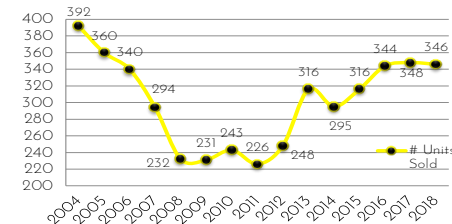
Sales Price to List Price Ratios



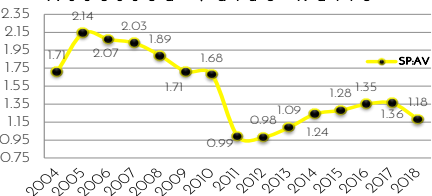
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

