

Maplewood

May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1677 Springfield Avenue 8	OneFloor	1	1.0	117	\$234,900	\$234,900	\$223,000	94.93%	\$220,000	1.01
2	12 Van Ness Terrace	Bungalow	4	1.0	10	\$205,000	\$205,000	\$260,000	126.83%	\$259,800	1.00
3	21 Manley Terrace	FixrUppr	3	1.0	13	\$310,000	\$310,000	\$321,000	103.55%	\$262,200	1.22
4	15 Burroughs Way	Colonial	4	1.2	263	\$379,500	\$379,500	\$325,000	85.64%	\$420,500	0.77
5	142 Parker Avenue	Colonial	4	2.0	5	\$419,900	\$419,900	\$380,000	90.50%	\$309,300	1.23
6	12 Ohio Street	Colonial	4	2.0	18	\$399,000	\$399,000	\$399,000	100.00%	\$296,900	1.34
7	509 Richmond Avenue	Colonial	3	1.1	28	\$445,000	\$445,000	\$460,000	103.37%	\$373,900	1.23
8	243-245 Elmwood Avenue	Colonial	6	2.0	20	\$459,000	\$459,000	\$476,000	103.70%	\$327,500	1.45
9	160 Parker Avenue	Colonial	3	1.1	34	\$509,900	\$492,500	\$485,000	98.48%	\$340,900	1.42
10	193 Lexington Avenue	Colonial	3	1.2	6	\$439,000	\$439,000	\$507,110	115.51%	\$225,400	2.25
11	49 Burnet Street	Colonial	4	1.0	7	\$499,000	\$499,000	\$525,000	105.21%	\$424,500	1.24
12	27 Warren Road	Colonial	3	1.1	16	\$450,000	\$450,000	\$550,000	122.22%	\$292,400	1.88
13	532 Prospect Street	Colonial	4	3.1	16	\$659,000	\$659,000	\$660,000	100.15%	\$498,100	1.33
14	28 Harvard Avenue	Colonial	3	1.1	7	\$629,000	\$629,000	\$681,000	108.27%	\$469,000	1.45
15	18 Collinwood Road	Colonial	5	2.1	12	\$669,000	\$669,000	\$703,000	105.08%	\$526,000	1.34
16	462 Walton Road	Colonial	4	2.0	57	\$750,000	\$750,000	\$705,000	94.00%	\$506,500	1.39
17	212 Oakland Road	Colonial	5	3.1	11	\$699,000	\$699,000	\$712,500	101.93%	\$492,800	1.45
18	1 Girard Place	Custom	4	3.0	7	\$699,000	\$699,000	\$730,000	104.43%	\$321,700	2.27
19	34 Harvard Avenue	Colonial	4	2.1	14	\$699,000	\$699,000	\$780,000	111.59%	\$493,300	1.58
20	3 Rutgers Street	Colonial	4	2.1	9	\$729,000	\$729,000	\$807,017	110.70%	\$496,400	1.63

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21	11 Courter Avenue	Colonial	5	3.2	28	\$795,000	\$795,000	\$810,000	101.89%	\$542,000	1.49
22	16 Oakview Avenue	Colonial	4	2.1	10	\$699,000	\$699,000	\$825,000	118.03%	\$516,900	1.60
23	41 Headley Place	Colonial	4	3.1	10	\$775,000	\$775,000	\$830,000	107.10%	\$543,500	1.53
24	209 Wyoming Avenue	Tudor	5	3.2	0	\$885,000	\$885,000	\$885,000	100.00%	\$550,900	1.61
25	13 Ridgewood Terrace	Colonial	5	3.2	12	\$915,000	\$915,000	\$950,000	103.83%	\$693,400	1.37
26	6 Crestwood Drive	Colonial	5	4.0	16	\$989,000	\$989,000	\$975,000	98.58%	\$629,200	1.55
27	77 Collinwood Road	Contemp	5	3.1	260	\$1,125,000	\$999,900	\$985,000	98.51%	\$696,100	1.42
28	36 Claremont Avenue	Colonial	4	2.1	13	\$889,000	\$889,000	\$1,076,000	121.03%	\$706,300	1.52
29	9 Fairview Terrace	Tudor	5	3.2	28	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$704,000	1.56
30	48 Durand Road	Colonial	4	3.1	12	\$995,000	\$995,000	\$1,125,000	113.07%	\$699,400	1.61
31	11 Sagamore Road	Victorian	5	3.2	14	\$1,169,000	\$1,169,000	\$1,150,000	98.37%	\$696,800	1.65
32	12 Ridgewood Terrace	Colonial	5	3.1	11	\$1,199,000	\$1,199,000	\$1,275,000	106.34%	\$738,300	1.73
AVERAGE					34	\$681,819	\$677,366	\$708,613	104.78%		1.47

"ACTIVE" Listings in Maplewood

Number of Units: 62
Average List Price: \$508,974
Average Days on Market: 40

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 93
Average List Price: \$567,868
Average Days on Market: 34

Maplewood 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24	67	69	42	34								46
List Price	\$588,494	\$489,056	\$485,971	\$602,420	\$677,366								\$581,325
Sales Price	\$593,463	\$502,416	\$502,710	\$651,430	\$708,613								\$607,386
Sales Price as a % of List Price	101.05%	102.62%	104.28%	111.13%	104.78%								105.31%
Sales Price to Assessed Value	1.38	1.41	1.30	1.55	1.47								1.43
# Units Sold	17	16	24	27	32								116
Active Listings	34	52	53	58	62								52
Under Contracts	60	61	72	84	93								74

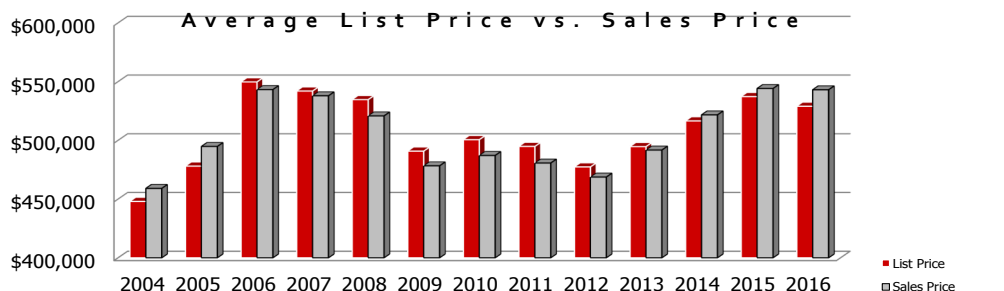
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	43	46	8.02%
Sales Price	\$540,076	\$607,386	12.46%
Assessed Value to Sales Price	1.31	1.43	9.14%

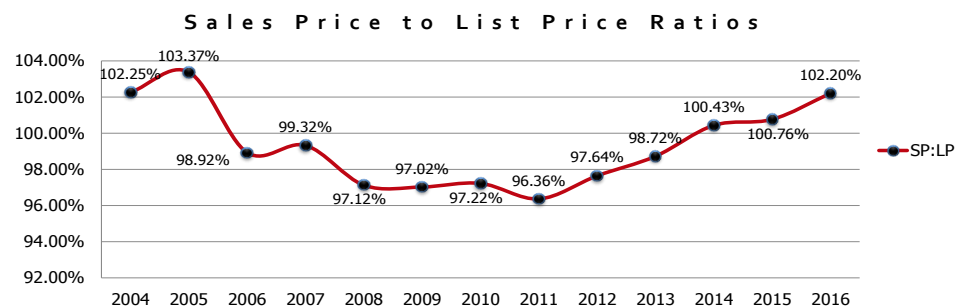


	2016	2017	% Change
# Units Sold	109	116	6.42%
Active Listings	58	62	6.90%
Under Contracts	116	93	-19.83%

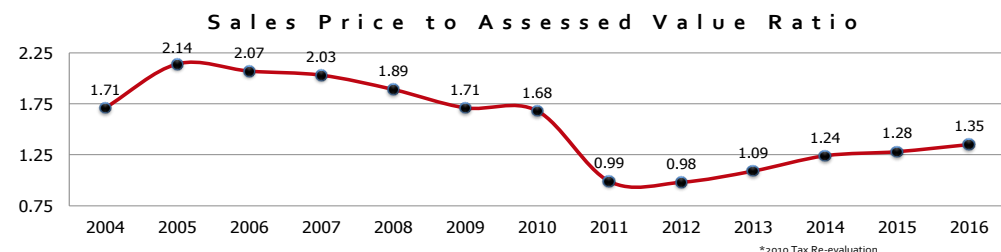
Maplewood Yearly Market Trends



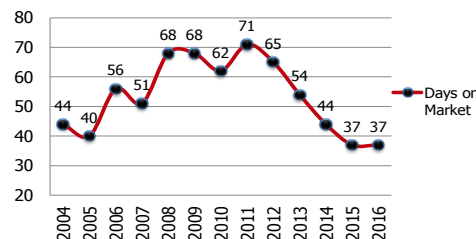
Maplewood Monthly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$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
SP	\$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



Average Days on Market



Number of Units Sold

