

MAPLEWOOD

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	42 Crestwood Drive	Custom	6	5.1	42	\$1,498,000	\$1,498,000	\$1,485,000	99.13%	\$391,100
2	36 Roosevelt Road	Colonial	4	3.1	41	\$1,150,000	\$1,075,000	\$1,040,000	90.43%	\$840,700
3	92 Maplewood Avenue	Colonial	5	2.1	10	\$950,000	\$950,000	\$1,050,000	110.53%	\$852,600
4	18 Winthrop Place	Colonial	5	2	18	\$830,000	\$830,000	\$830,000	100.00%	\$800,100
5	58 Kendall Avenue	Colonial	4	3	20	\$795,000	\$749,000	\$749,000	94.21%	\$667,600
6	12 Arcularius Terrace	Colonial	3	3.1	8	\$779,000	\$779,000	\$823,000	105.65%	\$607,900
7	8 Oakland Terrace	Colonial	4	2.1	17	\$749,900	\$749,900	\$801,000	106.81%	\$590,600
8	547 Ridgewood Road	Colonial	7	3.2	0	\$749,000	\$749,000	\$726,500	97.00%	\$757,300
9	50 Claremont Drive	Colonial	6	4.2	43	\$725,000	\$725,000	\$700,000	96.55%	\$762,800
10	147 Parker Avenue	Colonial	5	3.1	22	\$720,000	\$720,000	\$700,000	97.22%	\$434,700
11	29 Clinton Avenue	Custom	5	4	21	\$699,000	\$699,000	\$750,000	107.30%	\$772,700
12	490 Richmond Avenue	Colonial	3	2.1	12	\$669,000	\$669,000	\$690,000	103.14%	\$603,300
13	6 Highland Avenue	Colonial	4	2.1	12	\$629,000	\$629,000	\$614,000	97.62%	\$585,500
14	47 Headley Place	Colonial	3	1.1	24	\$619,900	\$619,900	\$626,000	100.98%	\$551,600
15	30 Berkshire Road	Colonial	4	1.1	16	\$619,000	\$619,000	\$625,000	100.97%	\$526,200
16	409 Ridgewood Road	Colonial	3	2.1	40	\$595,000	\$569,000	\$550,000	92.44%	\$491,400
17	40 Elberta Road	Colonial	3	1.1	10	\$585,000	\$585,000	\$585,000	100.00%	\$469,100
18	17 Evergreen Place	Colonial	4	1.1	22	\$579,000	\$579,000	\$601,500	103.89%	\$591,800
19	20 S. Pierson Road	Colonial	4	1.2	13	\$579,000	\$579,000	\$653,000	112.78%	\$574,400
20	42 Plymouth Avenue	Colonial	4	2	13	\$575,000	\$575,000	\$661,000	114.96%	\$500,700
21	15 Maplewood Avenue	Colonial	3	2	22	\$569,000	\$509,000	\$517,000	90.86%	\$458,500
22	67 Park Avenue	Colonial	3	1.1	9	\$550,000	\$550,000	\$651,500	118.45%	\$502,800
23	149 Oakland Road	Colonial	4	1.1	12	\$549,000	\$549,000	\$568,000	103.46%	\$493,700
24	32 Salter Place	Colonial	4	2.1	10	\$525,000	\$525,000	\$575,000	109.52%	\$592,600
25	23 Beach Place	Colonial	3	2.1	14	\$499,000	\$499,000	\$555,000	111.22%	\$629,700
26	105 Woodside Road	Colonial	3	1.1	10	\$370,000	\$370,000	\$370,000	100.00%	\$311,200
27	189 Parker Avenue	Ranch	3	2.1	15	\$360,000	\$360,000	\$390,000	108.33%	\$396,500
28	616 S. Orange Avenue, PH5	OneFloor	1	1.1	15	\$350,000	\$350,000	\$340,000	97.14%	\$394,000
29	10 Florida Street	Contemp	3	1	12	\$315,000	\$315,000	\$315,000	100.00%	\$257,200

*Maplewood May SOLDS Continued on Next Page

"ACTIVE" Listings in Maplewood

as of 05/31/2018

Number of Units: 53
 Average List Price: \$600,215
 Average Days on Market: 64

"UNDER CONTRACT" Listings in Maplewood

as of 05/31/2018

Number of Units: 88
 Average List Price: \$610,254
 Average Days on Market: 33

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
30	10 Marion Place	Colonial	3	2.1	47	\$269,000	\$269,000	\$275,000	102%	\$316,500
31	465-73 Valley Street	HighRise	2	2	12	\$244,900	\$244,900	\$244,900	100%	\$197,100
32	684 Irvington Avenue, C017	TwnIntUn	1	1	79	\$179,900	\$169,900	\$170,000	100%	\$145,600
33	255 Elmwood Avenue	TwnIntUn	1	1.1	60	\$159,999	\$155,000	\$148,000	95%	\$139,500



Maplewood 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	26	23	20	37	33								28
Active Listings	7	11	20	41	32								22
Avg List Price	\$337,828	\$328,868	\$382,662	\$502,047	\$663,584								\$442,998
Avg Sales Price	\$597,682	\$530,025	\$476,550	\$669,300	\$617,557								\$578,223
Days on Market	48	32	30	18	21								30
Sales Price as % of List Price	176.92%	161.17%	124.54%	133.31%	93.06%								138%
Under Contract	5	8	26	65	49								31

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	121	139	14.88%
Avg. Days on Market	51	28	-45.10%
Avg. Sales Price	\$602,411	\$592,840	-1.59%



Maplewood Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$515,905	\$533,414	\$529,654	\$571,037
SP	\$521,085	\$541,667	\$543,571	\$591,376
LP to SP Ratio	101.00%	101.55%	102.63%	103.56%

