

# Maplewood

## November 2013 Market Snapshot

| Units   | Address                  | Style    | Bedrms | Baths | DOM | Final List Price | Sales Price | SP:FLP  | Actual DOM | Original List Price | SP:OLP  | Total Assessment | SP:AV |
|---------|--------------------------|----------|--------|-------|-----|------------------|-------------|---------|------------|---------------------|---------|------------------|-------|
| 1       | 533 Valley Street        | Colonial | 3      | 1.0   | 1   | \$199,000        | \$161,000   | 80.90%  | 366        | \$289,900           | 55.54%  | \$293,600        | 0.55  |
| 2       | 136 Union Avenue         | Colonial | 3      | 2.1   | 314 | \$215,000        | \$215,000   | 100.00% | 680        | \$225,000           | 95.56%  | \$461,300        | 0.47  |
| 3       | 35-37 Hillcrest Road     | Colonial | 3      | 1.0   | 43  | \$215,000        | \$185,000   | 86.05%  | 43         | \$215,000           | 86.05%  | \$261,900        | 0.71  |
| 4       | 84 Boyden Avenue         | Colonial | 3      | 2.1   | 205 | \$379,500        | \$360,000   | 94.86%  | 277        | \$394,500           | 91.25%  | \$303,400        | 1.19  |
| 5       | 50 Burroughs Way         | Tudor    | 4      | 2.1   | 12  | \$399,900        | \$431,000   | 107.78% | 12         | \$399,900           | 107.78% | \$411,100        | 1.05  |
| 6       | 10 Yale Street           | Colonial | 3      | 1.0   | 0   | \$400,000        | \$400,000   | 100.00% | 0          | \$400,000           | 100.00% | \$360,000        | 1.11  |
| 7       | 92 Plymouth Avenue       | Colonial | 5      | 2.0   | 55  | \$449,000        | \$420,000   | 93.54%  | 55         | \$479,000           | 87.68%  | \$471,400        | 0.89  |
| 8       | 52 Maple Avenue          | Victrian | 4      | 2.1   | 36  | \$510,000        | \$480,000   | 94.12%  | 36         | \$450,000           | 106.67% | \$533,500        | 0.90  |
| 9       | 26 Maplewood Avenue      | Colonial | 3      | 1.2   | 16  | \$519,000        | \$510,000   | 98.27%  | 16         | \$519,000           | 98.27%  | \$474,800        | 1.07  |
| 10      | 616 So Orange Avenue, 7D | HighRise | 2      | 2.0   | 1   | \$525,000        | \$500,000   | 95.24%  | 1          | \$525,000           | 95.24%  | \$309,700        | 1.61  |
| 11      | 428 Ridgewood Road       | Colonial | 4      | 2.1   | 23  | \$539,000        | \$555,000   | 102.97% | 23         | \$539,000           | 102.97% | \$448,400        | 1.24  |
| 12      | 27 Burr Road             | Colonial | 4      | 2.1   | 8   | \$539,000        | \$540,000   | 100.19% | 8          | \$539,000           | 100.19% | \$503,600        | 1.07  |
| 13      | 16 Park Road             | Colonial | 4      | 1.2   | 23  | \$549,000        | \$552,000   | 100.55% | 119        | \$589,000           | 93.72%  | \$466,300        | 1.18  |
| 14      | 6 Cottage Court          | Colonial | 3      | 3.1   | 18  | \$649,000        | \$636,000   | 98.00%  | 18         | \$649,000           | 98.00%  | \$573,000        | 1.11  |
| 15      | 116-118 Wyoming Avenue   | Colonial | 5      | 3.1   | 120 | \$650,000        | \$600,000   | 92.31%  | 486        | \$799,000           | 75.09%  | \$682,000        | 0.88  |
| 16      | 460 Walton Road          | Colonial | 7      | 3.1   | 26  | \$925,000        | \$915,000   | 98.92%  | 26         | \$925,000           | 98.92%  | \$689,000        | 1.33  |
| AVERAGE |                          |          |        |       | 56  | \$478,900        | \$466,250   | 96.48%  | 135        | \$496,081           | 93.31%  |                  | 1.02  |

### CURRENT ***ACTIVE*** LISTINGS IN MAPLEWOOD

Number of Units: 57  
 Average List Price: \$378,870  
 Average List Price to Assessed Value Ratio: 1.15  
 Average Days on Market: 119

### CURRENT ***UNDER CONTRACT*** LISTINGS IN MAPLEWOOD

Number of Units: 61  
 Average List Price: \$368,398  
 Average List Price to Assessed Value Ratio: 1.00  
 Average Days on Market: 61

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Not intended to solicit a property already listed.

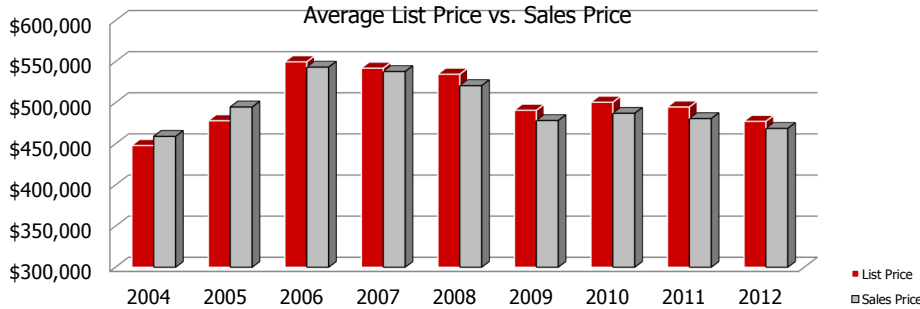
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Maplewood 2013 Year to Date Market Trends

**November 2012 YTD**  
**AVG YTD Sales Price: \$467,800**  
**DOM: 61**  
**#Units YTD: 230**  
**SP:AV 0.99**

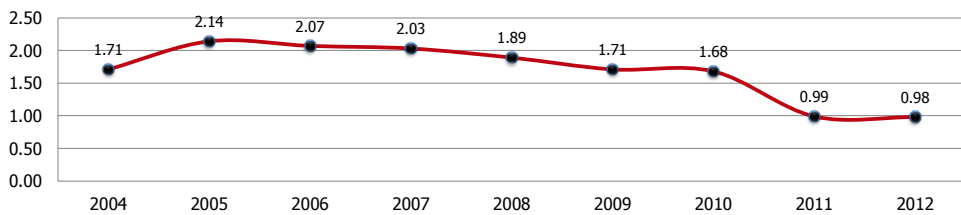
|                           | January   | February  | March     | April     | May       | June      | July      | August    | September | October   | November  | December | YTD AVG   |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|
| Days on Market            | 77        | 65        | 77        | 68        | 70        | 43        | 47        | 36        | 43        | 53        | 56        |          | 54        |
| Final List Price          | \$390,824 | \$483,812 | \$470,612 | \$484,091 | \$406,544 | \$521,581 | \$487,269 | \$567,798 | \$550,536 | \$496,767 | \$478,900 |          | \$497,358 |
| Sales Price               | \$382,143 | \$471,548 | \$459,619 | \$478,114 | \$402,113 | \$528,801 | \$490,384 | \$575,669 | \$537,388 | \$484,972 | \$466,250 |          | \$494,316 |
| Sales Price as a % of FLP | 97.35%    | 97.29%    | 96.42%    | 98.30%    | 98.24%    | 99.70%    | 100.29%   | 101.06%   | 97.52%    | 97.98%    | 96.48%    |          | 98.75%    |
| Actual DOM                | 150       | 126       | 218       | 164       | 155       | 164       | 102       | 75        | 78        | 163       | 135       |          | 129       |
| Original List Price       | \$420,690 | \$509,547 | \$506,606 | \$516,405 | \$434,016 | \$542,021 | \$505,517 | \$583,702 | \$556,873 | \$547,267 | \$496,081 |          | \$520,139 |
| Sales Price as a % of OLP | 89.44%    | 92.93%    | 87.15%    | 90.98%    | 91.95%    | 95.55%    | 96.10%    | 98.00%    | 96.56%    | 91.07%    | 93.31%    |          | 94.08%    |
| Sales Price to As-        | 1.02      | 1.04      | 1.03      | 1.05      | 1.03      | 1.06      | 1.10      | 1.16      | 1.21      | 1.06      | 1.02      |          | 1.09      |
| # Units Sold              | 21        | 17        | 16        | 22        | 25        | 38        | 36        | 49        | 33        | 18        | 16        |          | 291       |

## Maplewood 2004-2012



|    | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | 2012      |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| LP | \$447,948 | \$478,050 | \$549,722 | \$541,955 | \$534,636 | \$490,803 | \$500,568 | \$494,809 | \$477,344 |
| SP | \$459,081 | \$494,783 | \$543,228 | \$537,926 | \$520,795 | \$478,306 | \$487,124 | \$480,676 | \$468,724 |

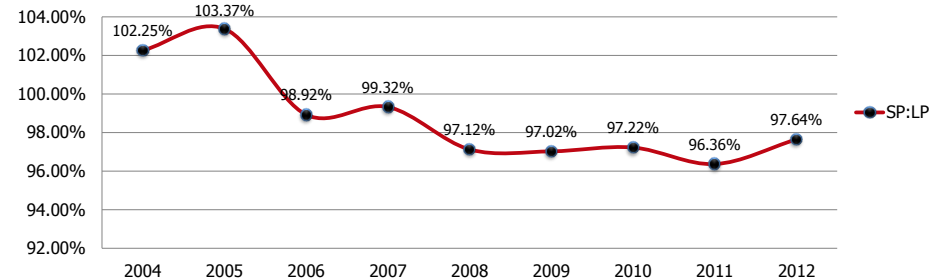
### Sales Price to Assessed Value Ratio



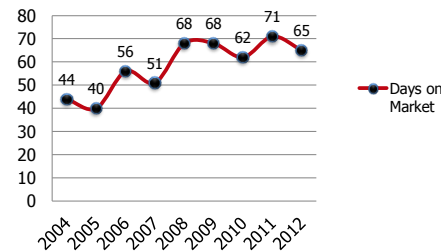
\*2010 Tax Re-evaluation

## Maplewood 2004-2012

### 2004-2012 Sales Price to List Price Ratios



### 2004-2012 Average Days on Market



### 2004-2012 Number of Units Sold

