

Maplewood

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	13 Hilton Avenue	Colonial	4	2.1	123	\$320,000	\$260,000	\$260,000	100.00%	\$294,000	0.88
2	18 Wellesley Street	Colonial	4	1.1	62	\$486,000	\$454,000	\$454,000	100.00%	\$308,800	1.47
3	5 Yale Street	Colonial	4	2.0	57	\$599,000	\$585,000	\$572,500	97.86%	\$529,100	1.08
4	36 Ridgewood Terrace	Colonial	5	3.1	13	\$1,195,000	\$1,195,000	\$1,220,000	102.09%	\$928,000	1.31
5	29 Clinton Avenue	Colonial	5	4.2	34	\$1,198,000	\$1,198,000	\$1,190,000	99.33%	\$772,700	1.54
6	50 S Pierson Road	Colonial	4	2.1	39	\$584,000	\$584,000	\$584,000	100.00%	\$561,000	1.04
7	79 Van Ness Terrace	Colonial	3	2.0	23	\$385,000	\$385,000	\$378,000	98.18%	\$275,700	1.37
8	12 Bowdoin Street	Colonial	5	1.1	10	\$599,000	\$599,000	\$599,000	100.00%	\$564,300	1.06
9	17 Sunset Terrace	Colonial	4	1.1	23	\$654,000	\$629,000	\$635,000	100.95%	\$578,600	1.10
10	7 Claremont Avenue	Colonial	4	2.2	12	\$799,000	\$799,000	\$790,000	98.87%	\$584,300	1.35
11	1677 Springfield Avenue	OneFloor	2	2.0	27	\$275,000	\$275,000	\$270,000	98.18%	\$251,900	1.07
12	59 Kendal Avenue	Colonial	4	1.1	23	\$650,000	\$650,000	\$720,000	110.77%	\$590,700	1.22
13	487 Summit Avenue	Colonial	4	2.1	14	\$729,000	\$729,000	\$780,000	107.00%	\$599,100	1.30
14	15 Field Road	Colonial	3	1.1	20	\$260,000	\$260,000	\$276,000	106.15%	\$270,200	1.02
15	16 Sunset Terrace	Colonial	4	3.1	9	\$749,000	\$749,000	\$750,000	100.13%	\$651,100	1.15
16	1 Oakland Terrace	Colonial	4	2.2	7	\$639,000	\$639,000	\$637,000	99.69%	\$500,200	1.27
17	4 Revere Avenue	CapeCod	3	3.0	4	\$449,000	\$449,000	\$435,000	96.88%	\$357,200	1.22
18	27 Boyden Avenue	Colonial	3	2.1	17	\$389,000	\$389,000	\$416,000	106.94%	\$347,500	1.20
AVERAGE					29	\$608,833	\$601,556	\$609,250	101.28%		1.20

"ACTIVE" Listings in Maplewood

Number of Units: 51
Average List Price: \$484,607
Average Days on Market: 91

"UNDER CONTRACT" Listings in Maplewood

Number of Units: 48
Average List Price: \$421,379
Average Days on Market: 62

Maplewood 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	49	32	30	19	22	22	23	45	39	26	51	29	31
List Price	\$599,981	\$518,277	\$459,790	\$642,759	\$600,412	\$638,902	\$657,820	\$618,932	\$537,106	\$582,387	\$583,567	\$601,556	\$600,368
Sales Price	\$597,683	\$531,617	\$476,550	\$669,301	\$617,558	\$661,926	\$684,554	\$628,398	\$538,581	\$592,974	\$576,611	\$609,250	\$614,630
Sales Price as a % of List Price	99.98%	102.06%	103.84%	104.32%	102.89%	103.71%	104.04%	101.02%	100.20%	103.42%	99.15%	101.28%	102.45%
Sales Price to Assessed Value	1.17	1.25	1.15	1.22	1.13	1.23	1.18	1.21	1.11	1.15	1.10	1.20	1.18
# Units Sold	26	22	20	37	33	50	40	37	17	23	23	18	346
Active Listings	42	53	53	66	74	71	64	58	74	80	69	51	63
Under Contracts	46	61	61	82	101	79	60	48	50	49	48	48	61

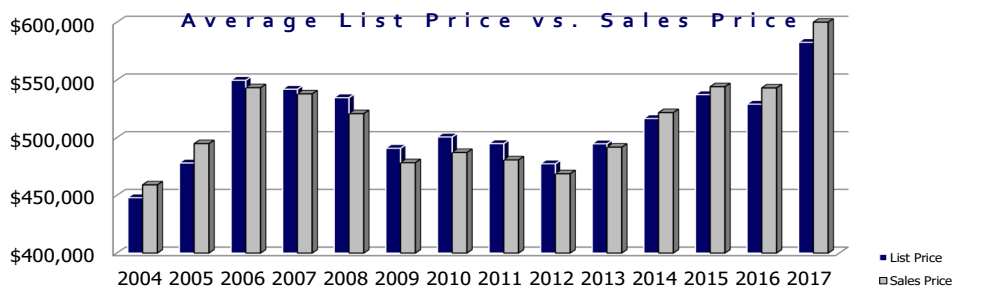
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	37	31	-17.46%
Sales Price	\$601,993	\$614,630	2.10%
Sales Price to Assessed Value	1.36	1.18	-13.26%



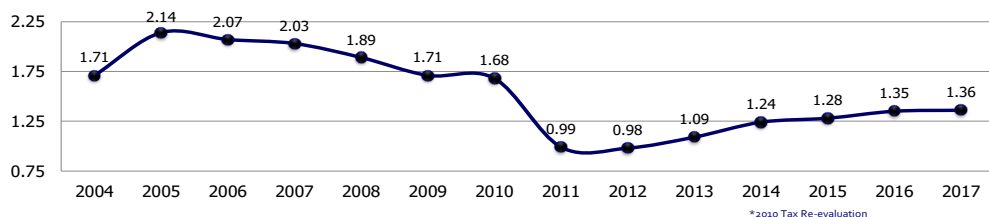
YTD	2017	2018	% Change
# Units Sold	348	346	-0.57%
Active Listings	37	51	37.84%
Under Contracts	47	48	2.13%

Maplewood Yearly Market Trends

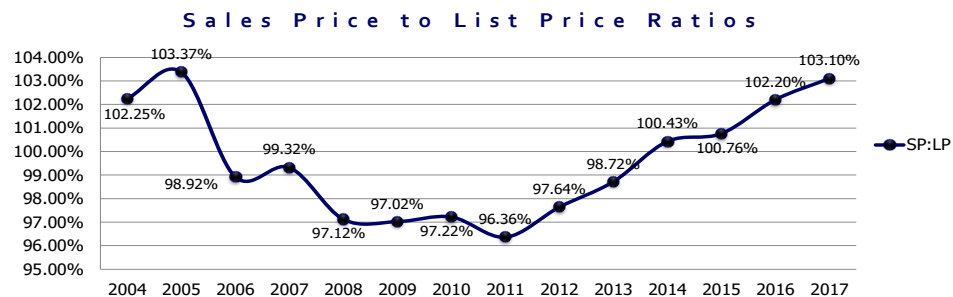


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724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

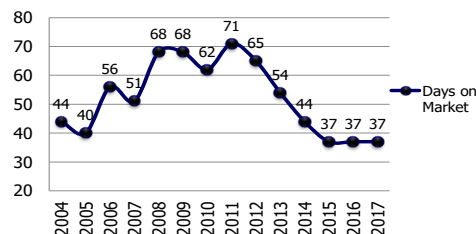
Sales Price to Assessed Value Ratio



Maplewood Monthly Market Trends



Average Days on Market



Number of Units Sold

