

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	67-A Meadowbrook Place	TwnIntUn	2	1.0	0	\$185,000	\$185,000	\$185,000	100.00%	\$157,800	1.17
2	41-43 Orchard Road	Colonial	2	2.0	43	\$256,000	\$256,000	\$260,000	101.56%	\$368,500	0.71
3	29 Porter Road	Colonial	3	2.0	7	\$399,000	\$399,000	\$374,000	93.73%	\$262,500	1.42
4	133 Indiana Street	Colonial	3	1.1	41	\$425,000	\$399,100	\$395,000	98.97%	\$388,600	1.02
5	29 Hughes Street	Colonial	3	1.1	21	\$399,900	\$399,900	\$399,000	99.77%	\$258,400	1.54
6	73 Hudson Avenue	Colonial	3	2.0	29	\$389,000	\$389,000	\$402,000	103.34%	\$471,200	0.85
7	52 Burnett Terrace	Colonial	3	1.1	102	\$399,900	\$399,900	\$420,000	105.03%	\$436,200	0.96
8	20 Broadview Avenue	Colonial	3	1.1	38	\$489,000	\$450,000	\$450,000	100.00%	\$470,700	0.96
9	100 Oakland Road	Colonial	3	1.1	15	\$529,000	\$529,000	\$559,000	105.67%	\$455,800	1.23
10	25 Ball Terrace	Colonial	3	2.0	59	\$599,300	\$579,300	\$560,000	96.67%	\$532,800	1.05
11	12 Garthwaite Terrace	Colonial	4	2.1	10	\$699,000	\$699,000	\$687,000	98.28%	\$647,600	1.06
12	130 Wyoming Avenue	Colonial	6	3.3	77	\$849,000	\$749,000	\$749,000	100.00%	\$802,500	0.93
13	11 Kendal Avenue	Colonial	5	3.1	12	\$839,000	\$839,000	\$902,000	107.51%	\$756,700	1.19
14	545 Ridgewood Road	Colonial	6	3.2	49	\$979,000	\$979,000	\$960,000	98.06%	\$757,300	1.27
15	44 Hickory Drive	Colonial	4	3.1	78	\$1,200,000	\$1,200,000	\$1,120,000	93.33%	\$872,800	1.28
16	8 Woodland Road	Colonial	6	4.2	46	\$1,525,000	\$1,450,000	\$1,563,000	107.79%	\$1,170,400	1.34
AVERAGE					39	\$635,131	\$618,888	\$624,063	100.61%		1.12

"Active" Listings in Maplewood

Number of Units: 60
 Average List Price: \$536,947
 Average Days on Market: 89

"Under Contract" Listings in Maplewood

Number of Units: 52
 Average List Price: \$486,928
 Average Days on Market: 51

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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												39
List Price	\$618,888												\$ 618,888
Sales Price	\$624,063												\$ 624,063
SP:LP%	100.61%												100.61%
SP to AV	1.12												1.12
# Units Sold	16												16
3 Mo Rate of Ab	3.27												3.27
Active Listings	60												60
Under Contracts	52												52

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	49	39	-19.20%
Sales Price	\$597,683	\$624,063	4.41%
LP:SP	99.98%	100.61%	0.63%
SP:AV	1.17	1.12	-3.76%

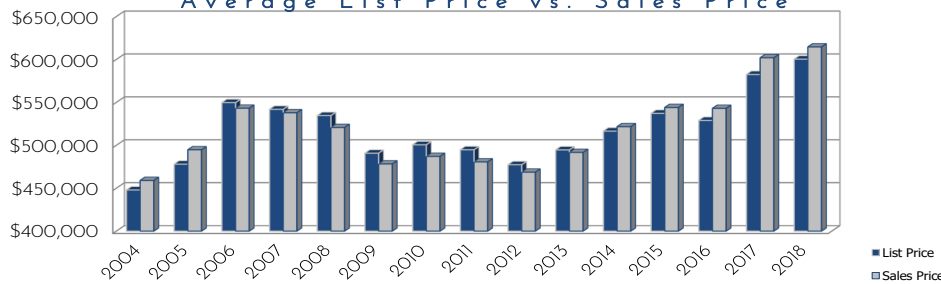
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2018	2019	% Change
# Units Sold	26	16	-38.46%
Rate of Ab 3 Mo	1.48	3.27	120.95%
Actives	42	60	42.86%
Under Contracts	46	52	13.04%

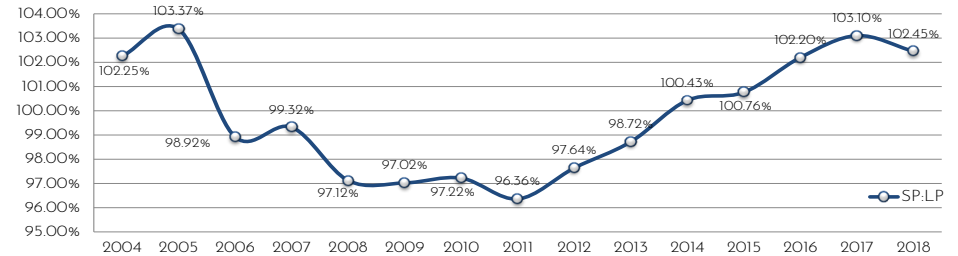
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

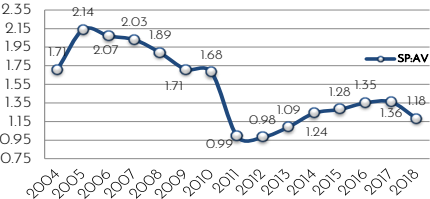


Maplewood Monthly Market Trends

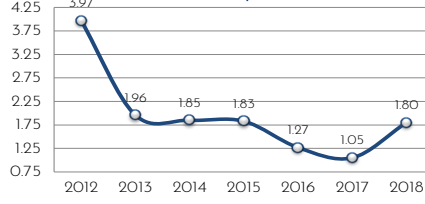
Sales Price to List Price Ratios



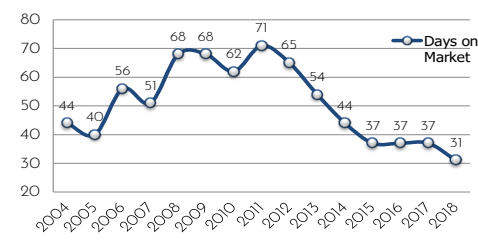
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

