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THE BEST OF MAPLEWOOD

REAL ESTATE MARKET REPORT | FOURTH QUARTER REVIEW

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of Your Home Today?**

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www.PriceYourNJHome.com



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The following information is about Homes Sold and Closed in Maplewood, October 2018

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
126-D Boyden Avenue	Townhome End Unit	5	3	1.1	\$140,000	\$155,000	110.71%	\$174,500	88.83%	180
182 Jacoby Street	Colonial	6	3	1.0	\$169,000	\$215,000	127.22%	\$291,800	73.68%	9
39-B Meadowbrook Road C39B	Townhome End Unit	5	2	1.0	\$185,000	\$185,000	100.00%	\$153,500	120.52%	9
42 Orchard Road	Colonial	7	3	2.0	\$269,000	\$275,000	102.23%	\$376,700	73.00%	22
70 Meadowbrook Place	Townhome Interior Unit	6	2	1.1	\$270,000	\$240,000	88.89%	\$195,900	122.51%	54
38 Hillcrest Road	Colonial	10	3	2.0	\$415,000	\$400,000	96.39%	\$340,800	117.37%	81
2041 Ostwood Terrace	Colonial	8	3	2.1	\$425,000	\$410,000	96.47%	\$300,000	136.67%	78
491 Prospect Street	Split Level	9	4	2.1	\$489,000	\$530,000	108.38%	\$429,600	123.37%	11
566 Prosect Street	Colonial	6	3	2.1	\$539,000	\$560,000	103.90%	\$424,100	132.04%	11
103 Oakland Road	Colonial	7	3	1.1	\$559,000	\$559,000	100.00%	\$463,400	120.63%	22
97 Tuscan Road	Raised Ranch	9	3	2.0	\$585,000	\$590,000	100.85%	\$521,900	113.05%	16
433 Elmwood Avenue	Colonial	9	4	2.1	\$629,000	\$675,000	107.31%	\$521,900	129.34%	49
224 Oakland Road	Colonial	10	5	1.3	\$659,000	\$675,000	102.43%	\$579,200	116.54%	29
17 Park Avenue	Colonial	9	4	3.1	\$689,000	\$662,000	96.08%	Renovated	N/A	64
33 Burr Road	Colonial	6	3	1.1	\$699,000	\$660,000	94.42%	\$690,100	95.64%	47
9 Collinwood Road	Colonial	8	3	2.2	\$699,900	\$730,000	104.30%	\$636,500	114.69%	15
57 Midland Boulevard	Cape Cod	8	4	3.0	\$749,000	\$739,900	98.79%	\$490,100	150.97%	37
63 Maplewood Avenue	Colonial	11	4	2.2	\$799,000	\$799,000	100.00%	\$685,200	116.61%	15
575 Prospect Street	Colonial	10	4	3.2	\$879,000	\$872,500	99.26%	\$766,900	113.77%	31
4 Tower Drive	Tudor	10	4	3.1	\$889,000	\$895,000	100.67%	\$771,000	116.08%	36
205 Wyoming Avenue	Cottage	10	4	3.0	\$899,000	\$840,000	93.44%	\$867,700	96.81%	117
39 Claremont Avenue	Colonial	11	4	4.1	\$950,000	\$1,031,000	108.53%	\$876,600	117.61%	9
612 Ridgewood Road	Colonial	12	5	3.2	\$979,000	\$940,000	96.02%	\$969,400	96.97%	34
TOTAL HOMES SOLD: 23					\$589,778	\$592,974	101.58%	\$523,945	113.03%	42

Maggee Miggins and Keller Williams Realty are not in any way affiliated with Maplewood, nor is this in any way an official advertisement or publication of Maplewood. Information compiled from the Garden State Multiple Listing Service for the months of October, November, and December of 2018 represents properties listed or sold by various brokers, and deemed reliable but is not guaranteed. Data maintained may not reflect all real estate activity in the market. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. Each office independently owned and operated.



*Considering Selling? Call The Maggee Miggins Group at 973.376.8990
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The following information is about Homes Sold and Closed in Maplewood, December 2018

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
15 Field Road	Colonial	9	3	1.1	\$260,000	\$276,000	106.15%	\$270,200	102.15%	20
1677 Springfield Avenue	One Floor	4	2	2.0	\$309,000	\$270,000	87.38%	\$251,900	107.19%	300
13 Hilton Avenue	Colonial	8	4	2.1	\$320,000	\$260,000	81.25%	\$294,000	88.44%	531
79 Van Ness Terrace	Colonial	6	3	2.0	\$385,000	\$378,000	98.18%	\$275,700	137.11%	23
27 Boyden Avenue	Colonial	7	3	2.1	\$389,000	\$416,000	106.94%	\$347,500	119.71%	17
4 Revere Avenue	Cape Cod	7	3	3.0	\$469,000	\$435,000	92.75%	\$357,200	121.78%	24
18 Wellesley Street	Colonial	7	4	1.1	\$486,000	\$454,000	93.42%	\$308,800	147.02%	62
5 Yale Street	Colonial	8	4	2.0	\$599,000	\$572,500	95.58%	\$529,100	108.20%	57
12 Bowdoin Street	Colonial	10	5	1.1	\$599,000	\$599,000	100.00%	\$564,300	106.15%	10
50 S Pierson Road	Colonial	10	4	2.1	\$629,000	\$584,000	92.85%	\$561,000	104.10%	128
59 Kendal Avenue	Colonial	9	4	1.1	\$650,000	\$720,000	110.77%	\$590,700	121.89%	23
17 Sunset Terrace	Colonial	10	4	1.1	\$654,000	\$635,000	97.09%	\$578,600	109.75%	23
1 Oakland Terrace	Colonial	8	4	2.2	\$699,000	\$637,000	91.13%	\$500,200	127.35%	42
487 Summit Avenue	Colonial	9	4	2.1	\$729,000	\$780,000	107.00%	\$599,100	130.20%	14
16 Sunset Terrace	Colonial	10	4	3.1	\$749,000	\$750,000	100.13%	\$651,100	115.19%	9
7 Claremont Avenue	Colonial	9	4	2.2	\$799,000	\$790,000	98.87%	\$584,300	135.20%	12
36 Ridgewood Terrace	Colonial	11	5	3.1	\$1,195,000	\$1,220,000	102.09%	\$928,000	131.47%	13
29 Clinton Avenue	Colonial	11	5	4.2	\$1,198,000	\$1,190,000	99.33%	\$772,700	154.01%	34
TOTAL HOMES SOLD: 18					\$617,667	\$609,250	97.83%	\$498,022	120.38%	75

The following information is about Homes Sold and Closed in Maplewood, November 2018

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
150 Boyden Avenue	Townhome End Unit	4	1	1.0	\$155,000	\$149,750	96.61%	\$139,500	107.35%	426
86 Oakland Road	Colonial	8	4	1.2	\$165,000	\$650,000	97.16%	\$585,400	111.04%	124
465-73 Valley Street 6D	High Rise	3	1	1.0	\$195,000	\$190,000	97.44%	\$151,800	125.16%	13
465-73 Valley Street 4F	One Floor	5	2	2.0	\$259,000	\$269,000	103.86%	\$230,200	116.85%	21
71 Hughes Street	Colonial	7	3	1.0	\$270,000	\$287,300	106.41%	\$267,200	107.52%	141
18 Lexington Avenue	Colonial	7	3	1.0	\$293,000	\$319,500	91.31%	\$298,800	106.93%	254
2 Rynda Road	Colonial	7	4	3.0	\$357,000	\$549,000	84.59%	\$407,200	134.82%	154
191 Garfield Place	Colonial	7	3	1.0	\$370,000	\$325,000	87.84%	\$367,000	88.56%	98
6 Borden Terrace	Colonial	10	3	2.1	\$383,000	\$575,000	79.97%	\$500,700	114.84%	253
53 Boyden Avenue	Split Level	7	3	1.1	\$399,000	\$380,000	95.24%	\$375,400	101.23%	117
22 Manley Terrace	Colonial	8	3	1.1	\$410,000	\$332,500	81.10%	\$441,600	75.29%	305
27 Overlook Terrace	Colonial	8	3	1.1	\$443,000	\$380,000	85.78%	\$478,500	79.41%	15
16 Ball Place	Colonial	7	3	1.1	\$524,900	\$449,900	85.71%	\$496,800	90.56%	230
38 Madison Avenue	Colonial	8	4	1.1	\$549,000	\$560,000	102.00%	\$511,100	109.57%	15
73 Tuscan Road	Colonial	10	5	2.1	\$599,000	\$599,000	100.00%	\$561,300	106.72%	37
17 Collinwood Road	Colonial	8	4	1.2	\$669,000	\$681,100	101.81%	\$604,000	112.76%	57
7 Maple Terrace	Colonial	10	4	2.1	\$695,000	\$645,000	92.81%	\$637,400	101.19%	15
31 Burroughs Way	Tudor	10	4	4.1	\$699,000	\$725,000	103.72%	\$598,400	121.16%	29
11 Lenox Place	Victorian	10	6	2.1	\$775,000	\$900,000	116.13%	\$614,800	146.39%	17
32 Crestwood Drive	Custom	10	4	2.1	\$850,000	\$760,000	89.41%	\$673,700	112.81%	51
11 Berkeley Road	Colonial	9	4	4.1	\$979,900	\$980,000	100.01%	Renovated	N/A	8
51 Euclid Avenue	Colonial	14	6	3.2	\$1,350,000	\$1,215,000	90.00%	\$928,400	130.87%	121
47 Park Road	Colonial	11	6	3.2	\$1,375,000	\$1,340,000	97.45%	\$1,225,300	109.36%	18
TOTAL HOMES SOLD: 23					\$554,991	\$576,611	95.06%	\$504,295	109.56%	110