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# THE BEST OF MAPLEWOOD

REAL ESTATE MARKET REPORT | THIRD QUARTER REVIEW

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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
132-B Boyden Avenue	One Floor	4	1	1.0	\$155,000	\$115,000	74.19%	\$125,200	91.85%	682
34 Ohio Street	Ranch	6	3	1.0	\$225,000	\$251,000	111.56%	\$330,600	75.92%	160
2031 Ostwood Terrace	Townhome End Unit	7	3	1.1	\$325,000	\$295,000	90.77%	\$201,500	146.40%	34
132 Oakland Road	Colonial	7	3	1.1	\$400,000	\$405,000	101.25%	\$477,400	84.83%	6
33 W. Parker Avenue	Ranch	6	3	1.1	\$435,000	\$435,000	100.00%	\$460,500	94.46%	9
29 Marie Place	Colonial	7	3	1.1	\$509,000	\$423,000	83.10%	\$466,500	90.68%	72
11 William Street	Colonial	8	4	2.1	\$524,900	\$446,000	84.97%	\$345,700	129.01%	68
136 Tuscan Road	Colonial	9	3	2.0	\$530,000	\$530,000	100.00%	\$452,600	117.10%	12
15 Yale Street	Colonial	13	4	2.2	\$549,000	\$565,000	102.91%	\$750,700	75.26%	4
94 Midland Boulevard	Colonial	8	3	1.1	\$565,000	\$535,000	94.69%	\$399,300	133.98%	49
81 Hudson Avenue	Colonial	8	4	3.1	\$599,999	\$650,000	108.33%	\$488,200	133.14%	27
27 Coolidge Road	Colonial	9	5	3.1	\$600,000	\$605,000	100.83%	\$489,500	123.60%	40
31 Courter Avenue	Colonial	11	5	3.0	\$675,000	\$675,000	100.00%	\$599,500	112.59%	22
107 Tuscan Road	Colonial	9	4	2.2	\$725,000	\$652,330	89.98%	\$577,000	113.06%	43
8 Clinton Avenue	Colonial	8	3	2.1	\$825,000	\$830,500	100.67%	\$678,300	122.44%	8
542 Prospect Street	Victorian	11	5	3.1	\$850,000	\$905,542	106.53%	\$667,700	135.62%	8
5 Tower Drive	Tudor	9	4	3.1	\$879,000	\$837,500	95.28%	\$772,200	108.46%	57
<b>TOTAL HOMES SOLD: 17</b>					<b>\$551,288</b>	<b>\$538,581</b>	<b>96.77%</b>	<b>\$487,200</b>	<b>111.08%</b>	<b>77</b>

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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
26 Meadowbrook Place	Multi-Floor	3	1	1.0	\$130,000	\$115,000	88.46%	\$139,500	82.44%	173
15 Meadowbrook Place	Ranch	6	2	1.0	\$244,500	\$245,000	100.20%	\$310,900	78.80%	238
660-666 Irvington Avenue	Townhome End Unit	5	2	1.1	\$249,999	\$235,000	94.00%	\$153,800	152.80%	67
773 Prospect Street	Colonial	8	3	1.1	\$339,000	\$320,000	94.40%	\$311,400	102.76%	21
31 Hilton Avenue	Colonial	6	3	1.0	\$345,000	\$320,000	92.75%	\$270,700	118.21%	198
61 Wellesley Street	Colonial	7	3	1.1	\$349,000	\$333,333	95.51%	\$307,100	108.54%	66
474 S 4th Street	Cottage	5	2	1.1	\$349,900	\$357,500	102.17%	\$313,400	114.07%	13
12 Lindsley Avenue	Colonial	12	4	3.0	\$375,000	\$265,000	70.67%	\$323,600	81.89%	442
31 Van Ness Terrace	Colonial	8	4	1.1	\$399,000	\$399,000	100.00%	\$303,800	131.34%	51
194 Garfield Place	Colonial	7	3	2.1	\$449,000	\$449,000	100.00%	\$440,700	101.88%	24
14 William Street	Colonial	7	3	1.1	\$459,000	\$439,000	95.64%	\$318,700	137.75%	133
62 Franklin Avenue	Colonial	7	4	3.0	\$479,000	\$501,000	104.59%	\$333,100	150.41%	15
11 Crowell Place	Colonial	9	3	1.1	\$499,000	\$450,000	90.18%	\$510,500	88.15%	143
2 Northview Terrace	Colonial	9	3	1.1	\$504,900	\$465,000	92.10%	\$374,200	124.27%	56
96 Midland Boulevard	Colonial	7	3	1.1	\$529,000	\$520,000	98.30%	\$449,900	115.58%	26
36 Maplewood Avenue	Colonial	7	3	2.0	\$559,000	\$552,000	98.75%	\$475,100	116.19%	68
22 Colgate Road	Colonial	11	4	2.1	\$559,000	\$570,000	101.97%	\$559,900	101.80%	16
18 Park Avenue	Colonial	9	3	1.1	\$559,000	\$600,000	107.33%	\$513,300	116.89%	22
47 Yale Street	Colonial	7	3	1.2	\$565,000	\$580,000	102.65%	\$523,300	110.84%	11
84 Courter Avenue	Colonial	10	5	1.1	\$599,000	\$703,000	117.36%	\$506,400	138.82%	8
104 Oakland Road	Colonial	8	4	1.1	\$639,000	\$622,000	97.34%	\$528,400	117.71%	41
4 Essex Road	Colonial	12	4	1.1	\$639,900	\$641,000	100.17%	\$513,500	124.83%	17
16-18 Coolidge Road	Colonial	11	5	4.0	\$649,900	\$598,000	92.01%	\$515,400	116.03%	97
515 Summit Avenue	Colonial	10	6	2.1	\$675,000	\$688,000	101.93%	\$590,700	116.47%	26
51 Oberlin Street	Colonial	8	4	2.1	\$679,000	\$675,000	99.41%	\$499,400	135.16%	18
7 Plymouth Place	Colonial	9	4	2.2	\$679,000	\$715,000	105.30%	\$542,200	131.87%	12
27 Garthwaite Terrace	Colonial	10	4	2.0	\$695,000	\$766,500	110.29%	\$595,300	128.76%	17
196 Oakland Road	Colonial	8	4	2.2	\$720,000	\$710,000	98.61%	\$685,600	103.56%	22
30 Park Road	Colonial	10	5	2.1	\$725,000	\$727,500	100.34%	\$683,700	106.41%	1
30 Brook Lane	Colonial	7	3	2.1	\$800,000	\$850,000	106.25%	\$600,500	141.55%	8
540 Prospect Street	Victorian	9	4	2.1	\$823,000	\$885,000	107.53%	\$609,500	145.20%	11
11 Woodland Road	Colonial	9	5	2.1	\$979,000	\$925,000	94.48%	\$722,200	128.08%	21
13 North Terrace	Colonial	13	4	2.1	\$995,000	\$999,000	100.40%	\$895,800	111.52%	18
16 Jennifer Lane	Colonial	13	5	3.1	\$1,099,000	\$1,305,000	118.74%	\$717,500	181.88%	14
59 Burnet Street	Colonial	11	5	3.1	\$1,259,000	\$999,900	79.42%	\$650,300	153.76%	91
16 Warner Road	Colonial	12	5	5.1	\$1,349,000	\$1,225,000	90.81%	\$1,197,400	102.30%	74
7 Roosevelt Road	Colonial	12	7	3.2	\$1,500,000	\$1,500,000	100.00%	\$863,900	173.63%	8
<b>TOTAL HOMES SOLD: 37</b>					<b>\$633,732</b>	<b>\$628,398</b>	<b>98.65%</b>	<b>\$509,476</b>	<b>121.41%</b>	<b>62</b>

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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
170 Jacoby Street	Colonial	9	3	2.0	\$325,000	\$352,605	108.49%	\$309,900	113.78%	77
4 Raymond Terrace	Colonial	7	3	1.1	\$379,000	\$437,500	115.44%	\$291,500	150.09%	13
27 Boyden Avenue	Cape Cod	5	2	2.0	\$399,000	\$265,000	66.42%	\$375,900	70.50%	92
117 Franklin Avenue	Colonial	8	4	1.1	\$399,900	\$399,900	100.00%	\$317,200	126.07%	14
22 Ball Terrace	Fixer Upper	8	4	2.2	\$400,000	\$455,000	113.75%	\$491,900	92.50%	29
198 Hilton Avenue	Colonial	7	3	1.2	\$425,000	\$425,000	100.00%	\$321,000	132.40%	16
49-51 Broadview Avenue	Colonial	8	3	1.0	\$445,000	\$450,000	101.12%	\$327,200	137.53%	10
78 Van Ness Terrace	Colonial	7	4	2.1	\$465,000	\$465,000	100.00%	\$215,000	216.28%	26
89 Maplewood Avenue C0001	Colonial	7	3	2.1	\$480,000	\$480,000	100.00%	\$428,200	112.10%	0
97 Boyden Avenue	Colonial	8	3	1.1	\$499,000	\$495,000	99.20%	\$380,200	130.19%	20
20-22 Lombardy Place	Custom	9	5	3.0	\$499,000	\$490,000	98.20%	Renovated	New Construction	32
22 Yale Street	Colonial	8	3	1.1	\$500,000	\$527,000	105.40%	\$500,800	105.23%	15
155 Lexington Avenue	Bungalow	7	3	2.1	\$519,000	\$519,000	100.00%	Renovated	New Construction	20
15 Colgate Road	Colonial	7	3	1.1	\$529,000	\$576,000	108.88%	\$545,800	105.53%	126
1 Lincoln Place	Colonial	8	3	2.0	\$539,000	\$602,000	111.69%	\$441,900	136.23%	7
22 Franklin Place	Colonial	8	3	2.1	\$549,000	\$539,900	98.34%	\$494,500	109.18%	69
22 Burroughs Way	Colonial	8	4	2.1	\$550,000	\$560,000	101.82%	\$505,400	110.80%	28
11 Suffolk Avenue	Tudor	8	3	1.1	\$569,000	\$593,000	104.22%	\$518,500	114.37%	8
31 Elberta Road	Colonial	7	3	2.1	\$589,000	\$620,000	105.26%	\$497,700	124.57%	13
13 Madison Avenue	Colonial	8	3	1.1	\$599,000	\$660,000	110.18%	\$524,600	125.81%	12
162 Burnett Avenue	Colonial	12	4	3.2	\$599,900	\$360,000	60.01%	\$374,200	96.21%	188
34 Collinwood Road	Colonial	8	4	1.1	\$649,000	\$650,000	100.15%	\$600,700	108.21%	10
429 Baldwin Road	Ranch Expanded	9	5	3.0	\$649,000	\$585,000	90.14%	\$663,500	103.82%	133
2-4 Harvard Avenue	Split Level	12	4	4.1	\$649,000	\$725,000	111.71%	\$552,400	131.25%	18
50 Sommer Avenue	Colonial	11	4	2.2	\$650,000	\$726,000	111.69%	\$537,600	135.04%	16
47 Sommer Avenue	Colonial	7	4	2.1	\$650,000	\$762,000	117.23%	\$616,600	123.58%	14
25 Saint Lawrence Avenue	Colonial	11	3	2.1	\$699,000	\$770,000	110.16%	\$596,100	129.17%	7
448 Ridgewood Road	Colonial	10	4	3.1	\$780,000	\$701,000	89.87%	\$645,400	108.61%	384
25 Crestwood Drive	Colonial	7	3	3.0	\$795,000	\$839,000	105.53%	\$763,000	109.96%	9
7 Park Road	Colonial	8	4	2.1	\$799,000	\$900,000	112.64%	\$711,200	126.55%	14
21 Mountain Avenue	Victorian	11	3	2.1	\$825,000	\$890,000	107.88%	Renovated	New Construction	56
8 Berkeley Road	Colonial	13	4	2.2	\$849,000	\$850,000	100.12%	\$760,900	111.71%	9
497 Prospect Street	Tudor	11	4	2.1	\$859,000	\$874,250	101.78%	Renovated	New Construction	44
66 Highland Avenue	Contemporary	8	3	3.0	\$899,000	\$915,000	101.78%	\$660,700	138.49%	84
20 Crestwood Drive	Tudor	11	4	4.1	\$899,000	\$900,000	100.11%	\$769,000	117.04%	15
1 Claremont Drive	Colonial	9	4	3.1	\$929,000	\$999,000	107.53%	\$745,200	134.06%	19
95 Maplewood Avenue	Colonial	11	5	2.2	\$950,000	\$899,000	94.63%	\$873,200	102.95%	108
24 Ridgewood Terrace	Colonial	11	5	4.1	\$1,325,000	\$1,275,000	96.23%	\$992,800	128.42%	17
16 Woodland Road	Colonial	12	6	3.1	\$1,400,000	\$1,050,000	75.00%	\$1,156,300	90.81%	318
112 Maplewood Avenue	Colonial	18	6	3.3	\$1,645,000	\$1,800,000	109.42%	\$1,464,300	122.93%	16
<b>TOTAL HOMES SOLD: 40</b>					<b>\$678,970</b>	<b>\$684,554</b>	<b>101.30%</b>	<b>\$579,731</b>	<b>120.33%</b>	<b>53</b>

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