

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	267B Elmwood Avenue	TwnEndUn	2	1.0	16	\$189,000	\$189,000	\$189,000	100.00%	\$163,500	1.16
2	55-B Newark Way	HalfDupl	2	1.1	31	\$349,900	\$349,900	\$345,000	98.60%		
3	33 Wellesley Street	Colonial	3	1.0	77	\$498,000	\$385,000	\$362,000	94.03%	\$324,400	1.12
4	165 Garfield Place	Colonial	3	2.0	24	\$529,000	\$529,000	\$520,000	98.30%	\$388,600	1.34
5	27 St Lawrence Avenue	Colonial	3	1.1	15	\$525,000	\$525,000	\$550,000	104.76%	\$575,100	0.96
6	95 Plymouth Avenue	Colonial	3	1.0	14	\$519,000	\$519,000	\$550,900	106.15%	\$452,400	1.22
7	65 Fernwood Road	Colonial	3	1.1	9	\$549,000	\$549,000	\$560,000	102.00%	\$335,900	1.67
8	7 Fleming Terrace	Tudor	4	3.1	91	\$699,000	\$649,000	\$590,000	90.91%	\$536,700	1.10
9	30 Brookwood Drive	Colonial	3	2.2	29	\$675,000	\$599,999	\$625,000	104.17%	\$438,700	1.42
10	16 Warren Road	Colonial	3	1.1	9	\$579,000	\$579,000	\$635,000	109.67%	\$418,500	1.52
11	131 Oakland Road	Colonial	3	1.1	8	\$575,000	\$575,000	\$650,000	113.04%	\$467,500	1.39
12	85 Oakland Road	Colonial	3	1.1	9	\$675,000	\$675,000	\$715,000	105.93%	\$507,100	1.41
13	17 Girard Place	Colonial	4	3.1	21	\$815,000	\$815,000	\$825,000	101.23%	\$551,100	1.50
14	10 Rutgers Street	Colonial	4	2.1	9	\$845,000	\$845,000	\$860,000	101.78%	\$597,400	1.44
15	19 Yale Street	Colonial	4	1.1	13	\$785,000	\$785,000	\$907,000	115.54%	\$521,000	1.74
16	23 Beach Place	Colonial	3	2.1	15	\$799,000	\$799,000	\$910,000	113.89%	\$594,800	1.53
17	76-78 Kendall Avenue	Colonial	4	3.1	16	\$850,000	\$850,000	\$977,000	114.94%	\$659,400	1.48
18	24 Evergreen Place	Colonial	4	2.1	15	\$899,000	\$899,000	\$1,088,000	121.02%	\$719,400	1.51
19	445 Walton Road	Colonial	6	3.1	89	\$1,195,000	\$1,195,000	\$1,112,500	93.10%	\$770,000	1.44
20	509 Richmond Avenue	Colonial	6	3.1	10	\$1,225,000	\$1,225,000	\$1,475,000	120.41%		
21	134 Maplewood Avenue	Colonial	4	2.1	14	\$1,375,000	\$1,375,000	\$1,605,000	116.73%		
22	42 Oakland Road	Victorian	6	3.2	1	\$1,700,000	\$1,700,000	\$1,800,000	105.88%		
AVERAGE					24	\$765,905	\$755,086	\$811,427	106.00%		1.39

"Active" Listings in Maplewood

Number of Units: 21
Average List Price: \$718,719
Average Days on Market: 71

"Under Contract" Listings in Maplewood

Number of Units: 21
Average List Price: \$663,681
Average Days on Market: 46

Maplewood 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	24	23	16	13	15	18	20	25	23	24	24	21
List Price	\$685,222	\$754,941	\$682,416	\$699,093	\$725,221	\$817,298	\$938,161	\$821,338	\$834,544	\$677,426	\$797,933	\$755,086	\$768,529
Sales Price	\$730,389	\$834,947	\$814,289	\$816,554	\$846,500	\$978,077	\$1,079,750	\$890,414	\$882,606	\$715,000	\$836,047	\$811,427	\$865,014
SP:LP%	104.64%	108.43%	114.99%	115.21%	115.68%	117.96%	115.24%	108.05%	105.14%	105.16%	104.99%	106.00%	111.29%
SP to AV	1.43	1.31	1.61	1.59	1.72	1.71	1.73	1.48	1.37	1.51	1.46	1.39	1.56
# Units Sold	9	17	19	30	29	40	18	29	18	21	15	22	267
3 Mo Rate of Ab	0.68	1.00	1.36	0.92	0.57	1.12	1.01	0.79	1.23	1.24	1.38	1.03	1.03
Active Listings	20	20	17	20	24	31	31	23	25	26	18	21	23
Under Contracts	32	40	56	56	58	39	40	32	29	30	37	21	39

Flashback! YTD 2021 vs YTD 2022

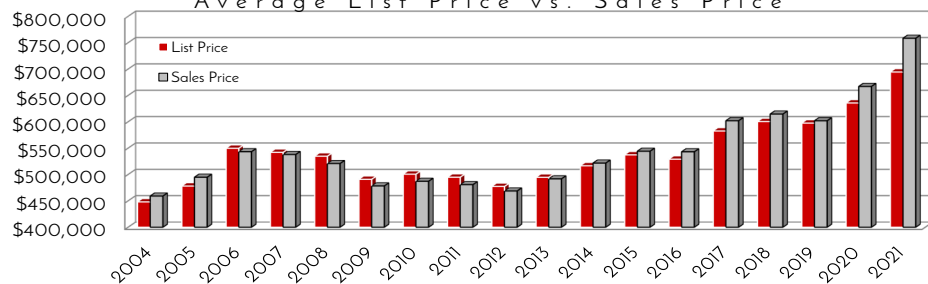
YTD	2021	2022	% Change
DOM	22	21	-7.63%
Sales Price	\$758,426	\$865,014	14.05%
LP:SP	108.41%	111.29%	2.66%
SP:AV	1.42	1.56	10.23%



YTD	2021	2022	% Change
# Units Sold	376	267	-28.99%
Rate of Ab 3 Mo	0.96	1.03	7.29%
Actives	28	23	-17.86%
Under Contracts	53	39	-26.42%

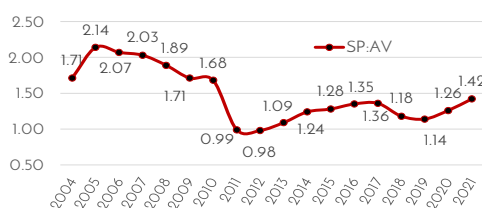
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

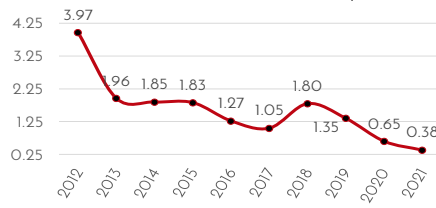


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125	\$543,053	\$601,993	\$614,630	\$601,933	\$667,026	\$758,426

Sales Price to Assessed Value Ratio



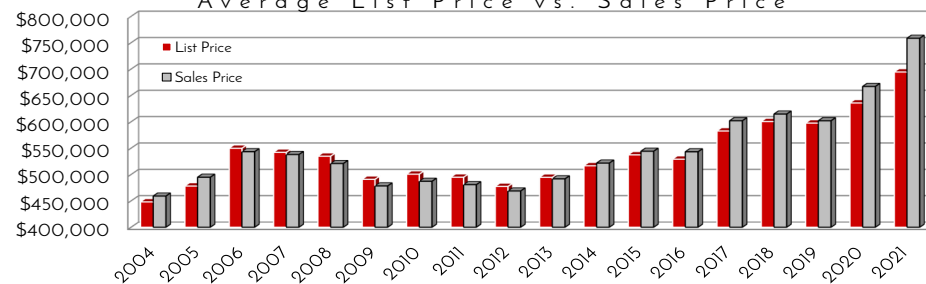
12 Month Rate of Absorption



Data only available until 2012

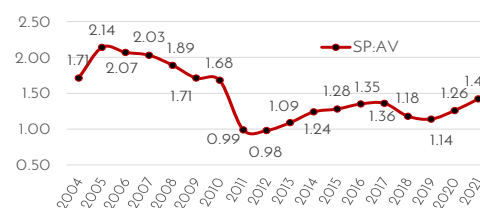
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

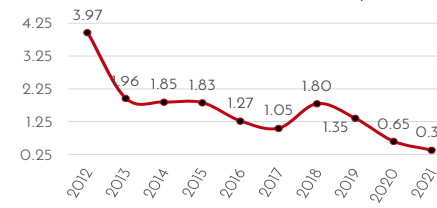


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125	\$543,053	\$601,993	\$614,630	\$601,933	\$667,026	\$758,426

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012