

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	94 Jacoby Street	Colonial	3	1.0	25	\$378,800	\$378,800	\$370,000	97.68%	\$258,200	1.43
2	736 Irvington Avenue	Bungalow	3	1.0	90	\$499,000	\$499,000	\$410,000	82.16%	\$274,300	1.49
3	616 S Orange Avenue 7E	HighRise	2	2.0	31	\$500,000	\$500,000	\$485,000	97.00%	\$380,000	1.28
4	12 Meadowbrook Place	Cottage	3	1.0	8	\$449,900	\$449,900	\$500,000	111.14%	\$331,900	1.51
5	2079 Ostwood Terrace	Colonial	3	1.1	27	\$499,000	\$499,000	\$510,000	102.20%		
6	616 S Orange Avenue 5K	HighRise	2	2.1	51	\$575,000	\$575,000	\$575,000	100.00%	\$525,000	1.10
7	195 Hilton Avenue	Colonial	3	1.1	15	\$499,999	\$499,999	\$584,000	116.80%	\$339,500	1.72
8	51 Hilton Avenue	Colonial	3	2.1	36	\$699,000	\$699,000	\$685,000	98.00%	\$348,500	1.97
9	60 Maplewood Avenue	SeeRem	4	1.2	11	\$699,000	\$699,000	\$730,000	104.43%	\$544,000	1.34
10	27 Wetmore Avenue	Colonial	4	2.1	28	\$789,000	\$750,000	\$755,000	100.67%	\$479,800	1.57
11	39 Plymouth Avenue	Colonial	4	2.0	41	\$925,000	\$879,000	\$851,000	96.81%	\$517,100	1.65
12	9 Claremont Avenue	Colonial	4	2.1	10	\$825,000	\$825,000	\$875,000	106.06%	\$597,200	1.47
13	22 Fairview Terrace	Colonial	5	3.2	57	\$825,000	\$825,000	\$949,900	115.14%	\$716,500	1.33
14	28 North Terrace	Colonial	4	3.0	14	\$925,000	\$925,000	\$1,071,000	115.78%	\$628,400	1.70
15	5 Park Avenue	Colonial	3	2.0	8	\$849,900	\$849,900	\$1,075,000	126.49%		
16	7 Park Avenue	Colonial	5	3.1	9	\$1,350,000	\$1,350,000	\$1,430,000	105.93%		
17	50 South Crescent	Colonial	5	3.1	16	\$1,525,000	\$1,525,000	\$1,525,000	100.00%	\$1,100,100	1.39
AVERAGE					28	\$753,741	\$748,741	\$787,112	104.49%		1.50

### *"Active"* Listings in Maplewood

Number of Units: 30  
 Average List Price: \$646,390  
 Average Days on Market: 29

### *"Under Contract"* Listings in Maplewood

Number of Units: 17  
 Average List Price: \$730,412  
 Average Days on Market: 27

# Maplewood 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	52	41	29	20	17	17	18	28				23
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257	\$725,512	\$754,341	\$763,897	\$748,741				\$749,414
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470	\$824,000	\$873,858	\$872,367	\$787,112				\$833,332
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%	112.24%	115.17%	113.44%	104.49%				110.10%
SP to AV	1.41	1.38	1.39	1.58	1.69	1.66	1.65	1.62	1.50				1.61
# Units Sold	12	10	9	20	23	33	29	31	17				184
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91	0.76	0.80	0.34	1.09				1.26
Active Listings	24	16	28	32	19	17	20	12	30				22
Under Contracts	20	20	35	45	57	46	38	23	17				33

## Flashback! YTD 2022 vs YTD 2023

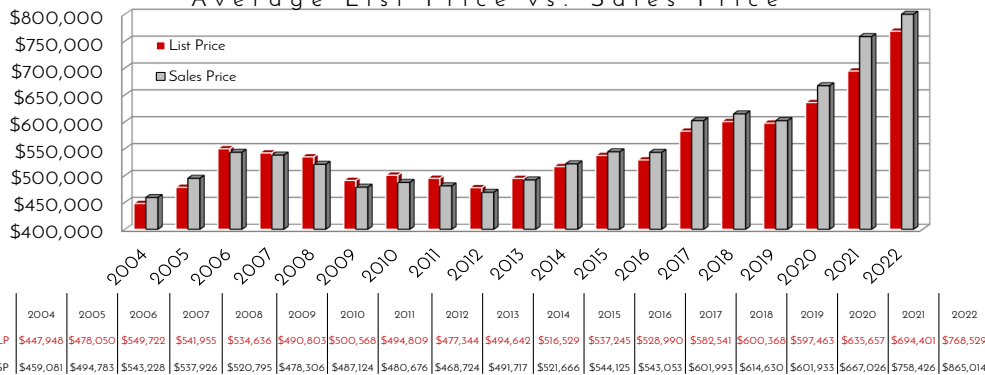
YTD	2022	2023	% Change
DOM	20	23	18.01%
Sales Price	\$887,807	\$833,332	-6.14%
LP:SP	112.92%	110.10%	-2.49%
SP:AV	1.59	1.61	0.92%



YTD	2022	2023	% Change
# Units Sold	209	184	-11.96%
Rate of Ab 3 Mo	0.96	1.26	30.30%
Actives	23	22	-6.16%
Under Contracts	42	33	-21.20%

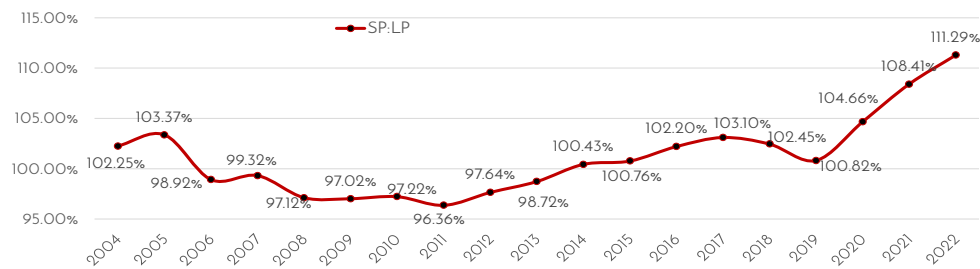
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price

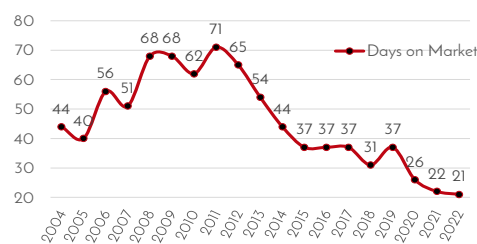


## Maplewood Yearly Market Trends

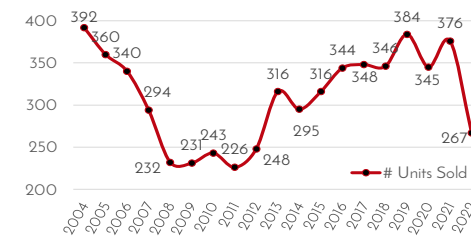
Sales Price to List Price Ratios



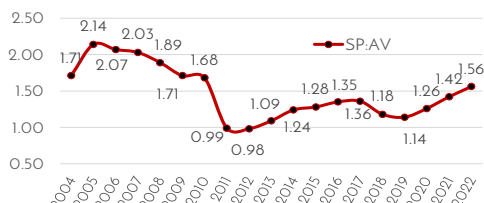
Average Days on Market



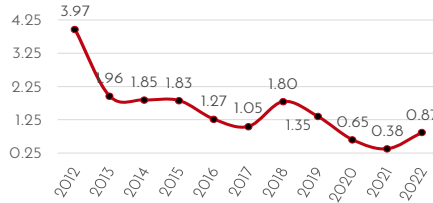
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.