

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	684 Irvington Avenue	TwnIntUn	2	1.0	27	\$199,999	\$199,999	\$210,000	105.00%	\$152,400	1.38
2	295A Elmwood Avenue	MultiFlr	2	1.0	38	\$219,000	\$219,000	\$220,000	100.46%	\$163,000	1.35
3	101 Hillcrest Road	CapeCod	2	2.0	21	\$389,000	\$389,000	\$400,000	102.83%		
4	21 Evergreen Place	Colonial	2	2.0	12	\$450,000	\$450,000	\$455,000	101.11%	\$496,600	0.92
5	125 Indiana Street	Colonial	3	2.1	78	\$499,000	\$499,000	\$499,000	100.00%	\$436,000	1.14
6	26 Union Avenue	Colonial	3	3.1	12	\$539,000	\$539,000	\$585,000	108.53%	\$428,400	1.37
7	1 Beach Street	Custom	5	3.1	76	\$775,000	\$750,000	\$725,000	96.67%	\$489,800	1.48
8	124 Norfolk Avenue	Colonial	3	2.2	9	\$679,000	\$679,000	\$750,000	110.46%	\$575,600	1.30
9	47 Pierson Road	Colonial	3	1.1	1	\$775,000	\$775,000	\$775,000	100.00%	\$574,800	1.35
10	45 Ridgewood Terrace	Colonial	5	2.1	12	\$850,000	\$850,000	\$860,000	101.18%	\$690,500	1.25
11	38 Yale Street	Colonial	4	1.2	8	\$850,000	\$850,000	\$960,000	112.94%		
12	15 Warner Road	Tudor	4	3.1	51	\$1,195,000	\$1,075,000	\$1,075,000	100.00%	\$760,000	1.41
13	20 Garthwaite Terrace	Colonial	4	3.1	13	\$949,000	\$949,000	\$1,100,000	115.91%		
14	21 Courter Avenue	Colonial	4	2.2	11	\$975,000	\$975,000	\$1,200,000	123.08%		
15	346-348 Elmwood Avenue	Colonial	4	3.1	8	\$990,000	\$990,000	\$1,200,000	121.21%		
16	29 Clinton Avenue	Colonial	6	4.2	17	\$1,450,000	\$1,450,000	\$1,505,000	103.79%	\$1,008,800	1.49
17	17 Harvard Avenue	Colonial	5	3.2	8	\$1,195,000	\$1,195,000	\$1,675,093	140.18%		
AVERAGE					24	\$763,471	\$754,941	\$834,947	108.43%		1.31

"Active" Listings in Maplewood

Number of Units: 20
 Average List Price: \$667,730
 Average Days on Market: 23

"Under Contract" Listings in Maplewood

Number of Units: 40
 Average List Price: \$703,445
 Average Days on Market: 28

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											33
List Price	\$685,222	\$754,941											\$730,808
Sales Price	\$730,389	\$834,947											\$798,754
SP:LP%	104.64%	108.43%											107.12%
SP to AV	1.43	1.31											1.36
# Units Sold	9	17											26
3 Mo Rate of Ab	0.68	1.00											0.84
Active Listings	20	20											20
Under Contracts	32	40											36

Flashback! YTD 2021 vs YTD 2022

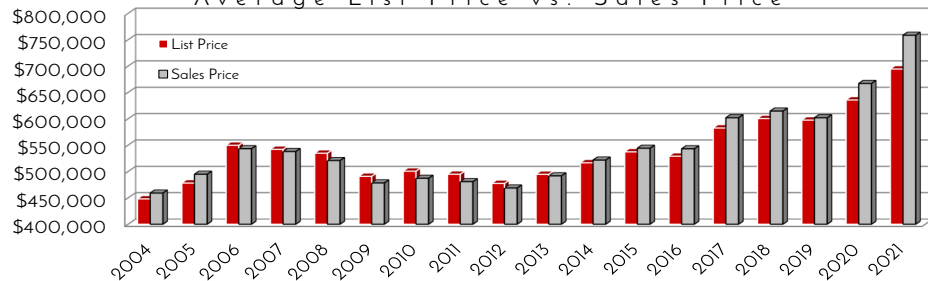
YTD	2021	2022	% Change
DOM	36	33	-8.03%
Sales Price	\$769,613	\$798,754	3.79%
LP:SP	106.57%	107.12%	0.52%
SP:AV	1.37	1.36	-0.49%



YTD	2021	2022	% Change
# Units Sold	46	26	-43.48%
Rate of Ab 3 Mo	0.89	1.00	12.36%
Actives	24	20	-16.67%
Under Contracts	51	40	-21.57%

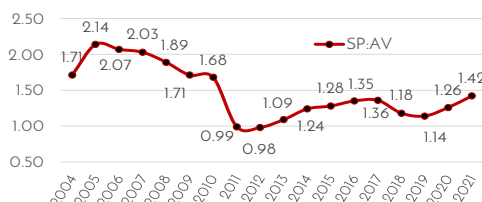
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

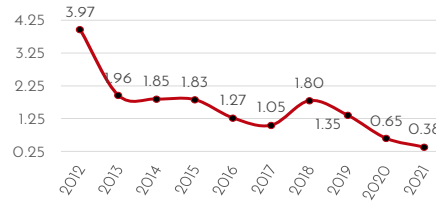


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228	\$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



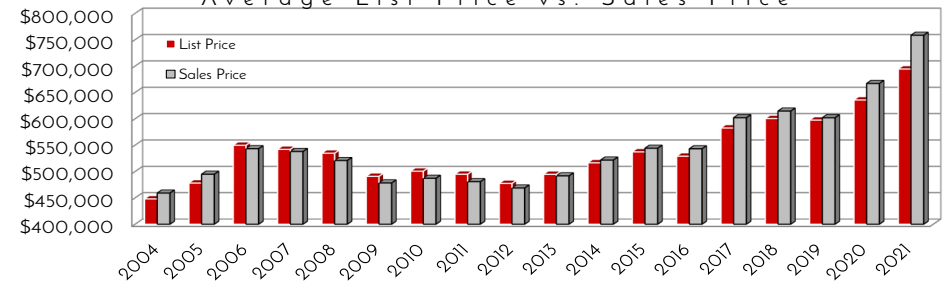
12 Month Rate of Absorption



Data only available until 2012

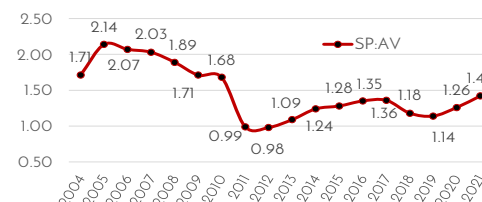
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

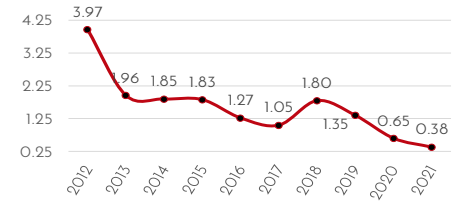


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Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012