

Maplewood

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	208 Indiana Street	FixrUppr	3	2.1	61	\$395,000	\$299,950	\$220,000	73.35%	\$288,100	0.76
2	26 Hausmann Court	TwnIntUn	2	1.1	15	\$270,000	\$270,000	\$275,000	101.85%	\$171,700	1.60
3	664 Irvington Avenue	TwnIntUn	2	1.1	10	\$295,000	\$295,000	\$300,000	101.69%	\$153,800	1.95
4	113 Franklin Avenue	Colonial	3	1.0	11	\$500,000	\$500,000	\$500,000	100.00%	\$307,400	1.63
5	29 Hudson Avenue	Colonial	3	1.0	13	\$415,000	\$415,000	\$515,000	124.10%	\$400,200	1.29
6	152 Hilton Avenue	Colonial	3	2.0	14	\$575,000	\$575,000	\$665,000	115.65%	\$332,000	2.00
7	616 S Orange Avenue PH3	HighRise	2	2.1	133	\$699,000	\$699,000	\$685,000	98.00%	\$700,900	0.98
8	457 Baldwin Road	Colonial	4	2.0	16	\$679,000	\$679,000	\$705,000	103.83%	\$535,000	1.32
9	44 Garfield Place	Tudor	4	2.1	12	\$675,000	\$675,000	\$707,000	104.74%	\$503,200	1.41
10	451 Elmwood Avenue	Bungalow	3	2.0	15	\$599,000	\$599,000	\$710,000	118.53%	\$458,100	1.55
11	25 Virginia Road	Colonial	4	1.1	18	\$695,000	\$695,000	\$710,000	102.16%	\$556,000	1.28
12	38 Ohio Street	Custom	4	3.1	1	\$679,000	\$679,000	\$740,000	108.98%	\$412,200	1.80
13	143 Parker Avenue	Colonial	4	2.2	12	\$729,000	\$729,000	\$740,000	101.51%	\$368,800	2.01
14	32 Girard Place	Colonial	4	1.1	39	\$750,000	\$750,000	\$776,000	103.47%	\$576,900	1.35
15	87 Oakview Avenue	Colonial	4	2.1	64	\$825,000	\$795,000	\$800,000	100.63%	\$500,500	1.60
16	25 Rutgers Street	Colonial	3	2.1	8	\$649,000	\$649,000	\$810,000	124.81%	\$568,800	1.42
17	50 Park Avenue	Colonial	4	1.1	1	\$825,000	\$825,000	\$825,000	100.00%	\$585,300	1.41
18	15 Harvard Avenue	Colonial	4	2.0	8	\$775,000	\$775,000	\$882,000	113.81%	\$545,700	1.62
19	13 Burr Road	Colonial	4	3.1	24	\$897,000	\$897,000	\$900,000	100.33%	\$512,000	1.76
20	43 Mountain Avenue	Colonial	5	3.1	1	\$1,275,000	\$1,275,000	\$1,275,000	100.00%	\$854,100	1.49
21	21 Evergreen Place	Colonial	6	4.1	12	\$1,150,000	\$1,150,000	\$1,275,000	110.87%		
AVERAGE					23	\$683,381	\$677,426	\$715,000	105.16%		1.51

"Active" Listings in Maplewood

Number of Units: 26
 Average List Price: \$660,154
 Average Days on Market: 49

"Under Contract" Listings in Maplewood

Number of Units: 30
 Average List Price: \$756,796
 Average Days on Market: 38

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			20
List Price	\$685,222	\$754,941	\$682,416	\$699,093	\$725,221	\$817,298	\$938,161	\$821,338	\$834,544	\$677,426			\$767,898
Sales Price	\$730,389	\$834,947	\$814,289	\$816,554	\$846,500	\$978,077	\$1,079,750	\$890,414	\$882,606	\$715,000			\$872,029
SP:LP%	104.64%	108.43%	114.99%	115.21%	115.68%	117.96%	115.24%	108.05%	105.14%	105.16%			112.21%
SP to AV	1.43	1.31	1.61	1.59	1.72	1.71	1.73	1.48	1.37	1.51			1.58
# Units Sold	9	17	19	30	29	40	18	29	18	21			230
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			0.99
Active Listings	20	20	17	20	24	31	31	23	25	26			24
Under Contracts	32	40	56	56	58	39	40	32	29	30			41

Flashback! YTD 2021 vs YTD 2022

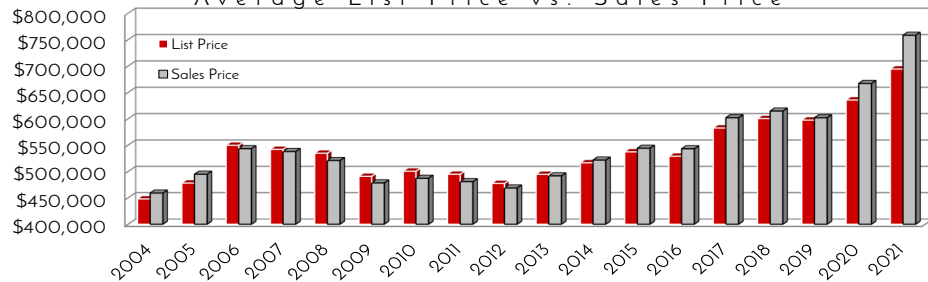
YTD	2021	2022	% Change
DOM	22	20	-7.34%
Sales Price	\$765,420	\$872,029	13.93%
LP:SP	108.67%	112.21%	3.26%
SP:AV	1.42	1.58	11.31%



YTD	2021	2022	% Change
# Units Sold	320	230	-28.13%
Rate of Ab 3 Mo	0.93	1.24	33.33%
Actives	25	26	4.00%
Under Contracts	47	30	-36.17%

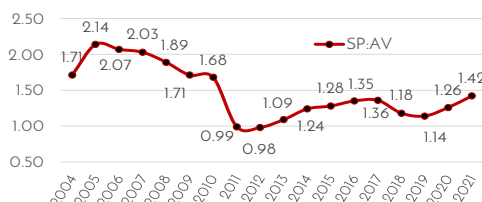
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

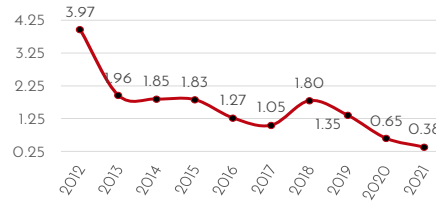


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228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



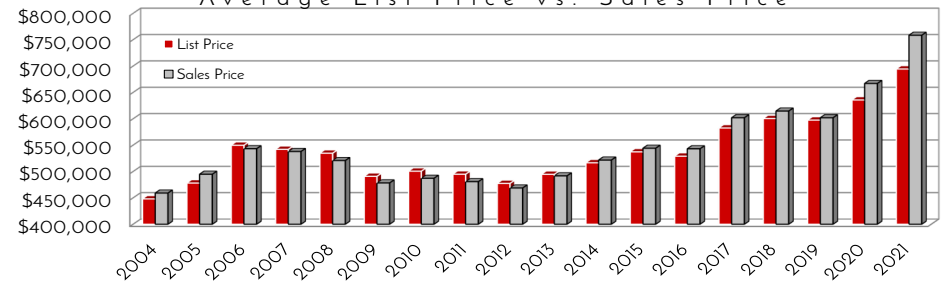
12 Month Rate of Absorption



Data only available until 2012

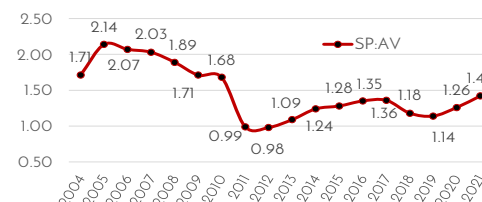
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

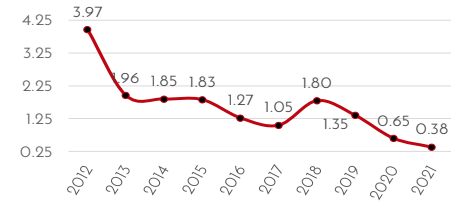


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