

Maplewood

December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Brown Street	CapeCod	4	1.0	68	\$250,000	\$250,000	\$260,000	104.00%	\$248,700	1.05
2	82 Boyden Avenue	FixrUppr	3	2.0	1	\$399,000	\$399,000	\$365,000	91.48%	\$359,400	1.02
3	616 S Orange Avenue 3F	OneFloor	2	2.1	161	\$525,000	\$499,000	\$445,000	89.18%	\$325,000	1.37
4	49 Princeton Street	Colonial	2	1.0	9	\$449,000	\$449,000	\$449,000	100.00%	\$262,500	1.71
5	9 Hudson Avenue	Ranch	2	1.0	43	\$449,900	\$449,900	\$449,900	100.00%	\$290,700	1.55
6	21-23 Oregon Street	Aframe	3	1.1	23	\$499,000	\$499,000	\$499,000	100.00%	\$340,800	1.46
7	24 Hilton Avenue	Colonial	4	2.0	21	\$599,000	\$599,000	\$600,888	100.32%		
8	174 Jacoby Street	Colonial	4	2.1	34	\$595,000	\$595,000	\$608,500	102.27%	\$319,200	1.91
9	72 Essex Avenue	SeeRem	3	3.0	31	\$614,999	\$614,999	\$630,000	102.44%	\$476,600	1.32
10	534 Academy Street	Colonial	4	1.1	30	\$750,000	\$750,000	\$725,000	96.67%	\$483,700	1.50
11	616 S Orange Avenue SHI	HighRise	2	2.1	9	\$550,000	\$550,000	\$750,000	136.36%	\$415,800	1.80
12	32 Maplewood Avenue	FixrUppr	4	1.1	12	\$599,000	\$599,000	\$777,000	129.72%	\$502,000	1.55
13	117 Maplewood Avenue	Custom	4	2.0	22	\$999,900	\$999,900	\$882,617	88.27%	\$631,400	1.40
14	9 Yale Street	Colonial	4	2.2	8	\$829,000	\$829,000	\$998,000	120.39%	\$553,300	1.80
15	245 Wyoming Avenue	Colonial	4	3.1	8	\$849,000	\$849,000	\$1,065,000	125.44%	\$715,600	1.49
16	167 Oakland Road	Colonial	4	3.1	12	\$1,175,000	\$1,175,000	\$1,275,000	108.51%		
17	13 North Crescent	Colonial	6	3.1	15	\$1,190,000	\$1,190,000	\$1,300,000	109.24%	\$792,100	1.64
18	265 Wyoming Avenue	Colonial	6	3.2	15	\$2,100,000	\$2,100,000	\$2,000,000	95.24%	\$1,009,300	1.98
19	33 Mountain Avenue	Colonial	5	3.2	1	\$1,849,000	\$1,849,000	\$2,000,000	108.17%	\$1,123,300	1.78
20	30 Claremont Avenue	Colonial	5	4.1	30	\$1,825,000	\$1,825,000	\$2,025,000	110.96%	\$976,200	2.07
AVERAGE					28	\$854,840	\$853,540	\$905,245	105.93%		1.58

"Active" Listings in Maplewood

Number of Units: 12
 Average List Price: \$631,400
 Average Days on Market: 69

"Under Contract" Listings in Maplewood

Number of Units: 17
 Average List Price: \$638,282
 Average Days on Market: 48

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	19	18	28	23
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257	\$725,512	\$754,341	\$763,897	\$748,741	\$736,818	\$737,353	\$853,540	\$756,909
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470	\$824,000	\$873,858	\$872,367	\$787,112	\$747,954	\$774,647	\$905,245	\$831,183
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%	112.24%	115.17%	113.44%	104.49%	102.86%	105.94%	105.93%	109.10%
SP to AV	1.41	1.38	1.39	1.58	1.69	1.66	1.65	1.62	1.50	1.57	1.64	1.58	1.60
# Units Sold	12	10	9	20	23	33	29	31	17	11	17	20	232
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91	0.76	0.80	0.34	1.09	1.58	1.50	0.77	1.26
Active Listings	24	16	28	32	19	17	20	12	30	30	22	12	22
Under Contracts	20	20	35	45	57	46	38	23	17	24	26	17	31

Flashback! YTD 2022 vs YTD 2023

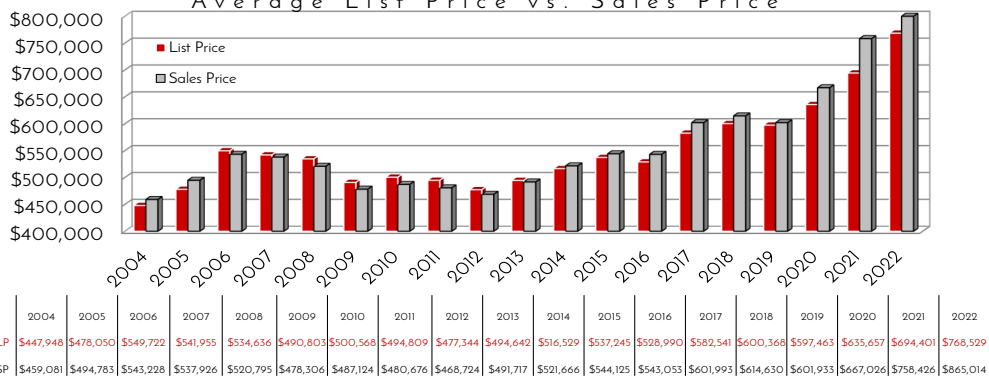
YTD	2022	2023	% Change
DOM	21	23	12.20%
Sales Price	\$865,014	\$831,183	-3.91%
LP:SP	111.29%	109.10%	-1.97%
SP:AV	1.56	1.60	2.74%



YTD	2022	2023	% Change
# Units Sold	267	232	-13.11%
Rate of Ab 3 Mo	1.03	1.26	22.95%
Actives	23	22	-5.07%
Under Contracts	39	31	-21.70%

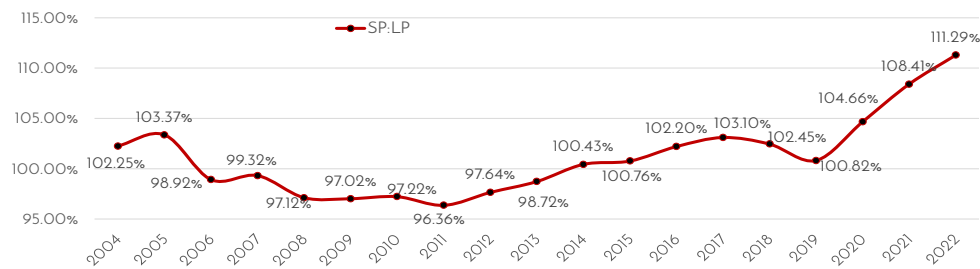
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

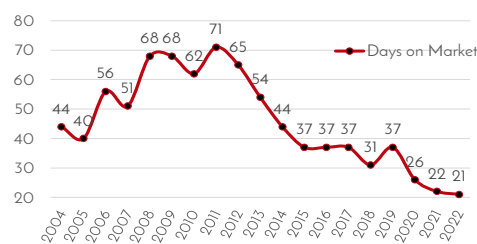


Maplewood Yearly Market Trends

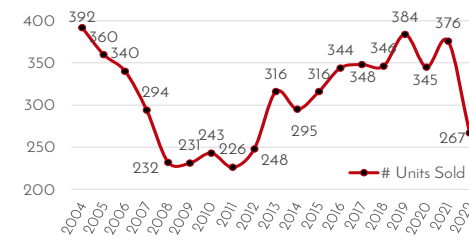
Sales Price to List Price Ratios



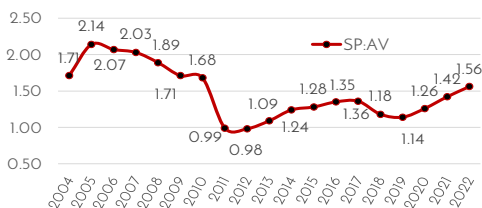
Average Days on Market



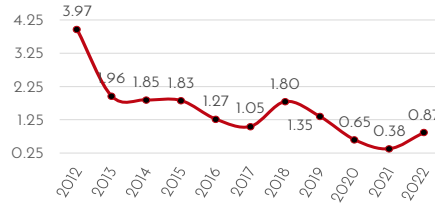
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012