

# Maplewood

## January 2023 Market Snapshot

| Units   | Address                | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1       | 38D Meadowbrook Place  | OneFloor | 1      | 1.0   | 11  | \$185,000        | \$185,000   | \$182,000   | 98.38%  | \$125,200        | 1.45  |
| 2       | 467 Valley Street 3E   | HighRise | 2      | 2.0   | 43  | \$369,900        | \$359,900   | \$359,900   | 100.00% | \$244,400        | 1.47  |
| 3       | 616 S Orange Avenue 4J | OneFloor | 2      | 2.0   | 21  | \$399,000        | \$399,000   | \$380,000   | 95.24%  | \$310,000        | 1.23  |
| 4       | 22 Van Ness Terrace    | Colonial | 3      | 2.1   | 30  | \$435,000        | \$435,000   | \$435,000   | 100.00% | \$287,100        | 1.52  |
| 5       | 85 Midland Boulevard   | Colonial | 3      | 2.0   | 9   | \$579,000        | \$579,000   | \$630,000   | 108.81% | \$435,100        | 1.45  |
| 6       | 134 Midland Boulevard  | RanchRas | 4      | 2.0   | 19  | \$649,000        | \$649,000   | \$680,000   | 104.78% | \$440,800        | 1.54  |
| 7       | 723-725 Valley Street  | Colonial | 3      | 2.0   | 14  | \$665,000        | \$665,000   | \$700,000   | 105.26% | \$515,800        | 1.36  |
| 8       | 40 Claremont Avenue    | Colonial | 3      | 1.1   | 13  | \$775,000        | \$775,000   | \$852,500   | 110.00% | \$574,100        | 1.48  |
| 9       | 26 North Terrace       | Custom   | 4      | 2.1   | 1   | \$900,000        | \$900,000   | \$900,000   | 100.00% | \$659,800        | 1.36  |
| 10      | 690 Prospect Street    | Colonial | 5      | 3.2   | 51  | \$999,000        | \$999,000   | \$907,000   | 90.79%  | \$732,500        | 1.24  |
| 11      | 49 S Pierson Road      | Colonial | 4      | 2.1   | 16  | \$899,000        | \$899,000   | \$915,000   | 101.78% |                  |       |
| 12      | 35 Ridgewood Terrace   | Colonial | 5      | 3.1   | 31  | \$1,375,000      | \$1,299,000 | \$1,276,626 | 98.28%  | \$872,800        | 1.46  |
| AVERAGE |                        |          |        |       | 22  | \$685,825        | \$678,658   | \$684,836   | 101.11% |                  | 1.41  |

### *"Active"* Listings in Maplewood

Number of Units: 24  
 Average List Price: \$766,413  
 Average Days on Market: 62

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

Number of Units: 20  
 Average List Price: \$677,105  
 Average Days on Market: 42

# 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        |          |       |       |     |      |      |        |           |         |          |          | 22        |
| List Price      | \$678,658 |          |       |       |     |      |      |        |           |         |          |          | \$678,658 |
| Sales Price     | \$684,836 |          |       |       |     |      |      |        |           |         |          |          | \$684,836 |
| SP:LP%          | 101.11%   |          |       |       |     |      |      |        |           |         |          |          | 101.11%   |
| SP to AV        | 1.41      |          |       |       |     |      |      |        |           |         |          |          | 1.41      |
| # Units Sold    | 12        |          |       |       |     |      |      |        |           |         |          |          | 12        |
| 3 Mo Rate of Ab | 1.38      |          |       |       |     |      |      |        |           |         |          |          | 1.38      |
| Active Listings | 24        |          |       |       |     |      |      |        |           |         |          |          | 24        |
| Under Contracts | 20        |          |       |       |     |      |      |        |           |         |          |          | 20        |

## Flashback! YTD 2022 vs YTD 2023

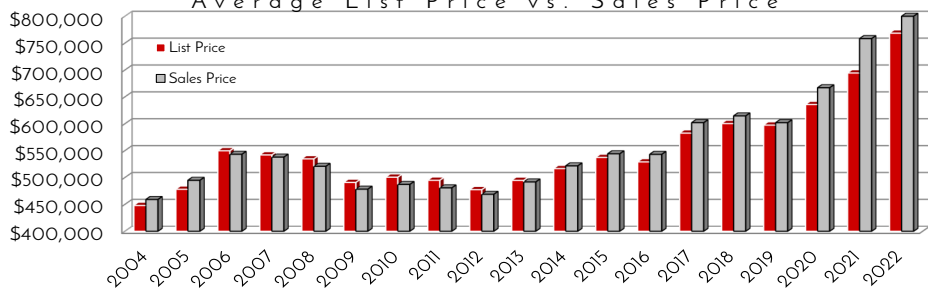
| YTD         | 2022      | 2023      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 51        | 22        | -57.95%  |
| Sales Price | \$730,389 | \$684,836 | -6.24%   |
| LP:SP       | 104.64%   | 101.11%   | -3.37%   |
| SP:AV       | 1.43      | 1.41      | -0.95%   |



| YTD             | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 9    | 12   | 33.33%   |
| Rate of Ab 3 Mo | 0.68 | 1.38 | 102.94%  |
| Actives         | 20   | 24   | 20.00%   |
| Under Contracts | 32   | 20   | -37.50%  |

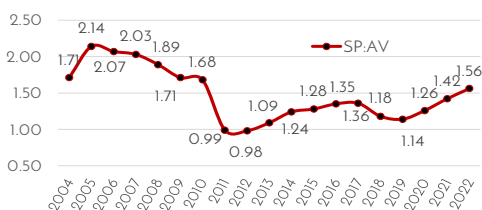
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price

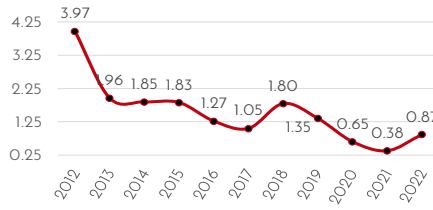


| Year | LP        | SP        |
|------|-----------|-----------|
| 2004 | \$447,948 | \$499,081 |
| 2005 | \$478,050 | \$494,783 |
| 2006 | \$549,722 | \$543,228 |
| 2007 | \$541,955 | \$557,926 |
| 2008 | \$534,636 | \$520,795 |
| 2009 | \$490,803 | \$478,306 |
| 2010 | \$500,568 | \$487,124 |
| 2011 | \$494,809 | \$480,676 |
| 2012 | \$477,344 | \$468,724 |
| 2013 | \$494,642 | \$491,717 |
| 2014 | \$516,529 | \$521,666 |
| 2015 | \$537,245 | \$544,125 |
| 2016 | \$528,990 | \$543,053 |
| 2017 | \$582,541 | \$601,993 |
| 2018 | \$600,368 | \$614,630 |
| 2019 | \$597,463 | \$601,933 |
| 2020 | \$635,657 | \$667,026 |
| 2021 | \$694,401 | \$758,426 |
| 2022 | \$768,529 | \$865,014 |

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

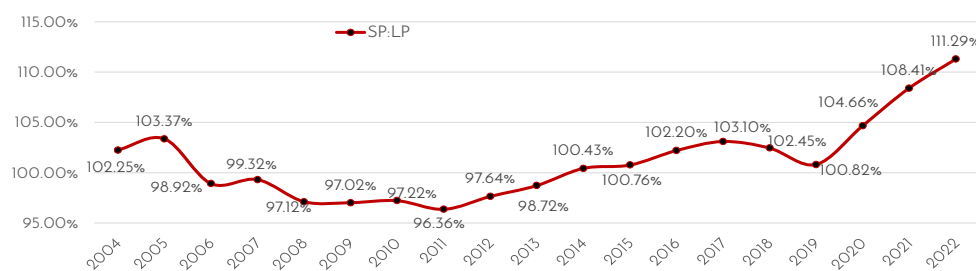


Data only available until 2012

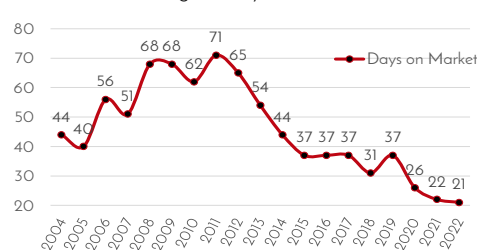
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Maplewood Yearly Market Trends

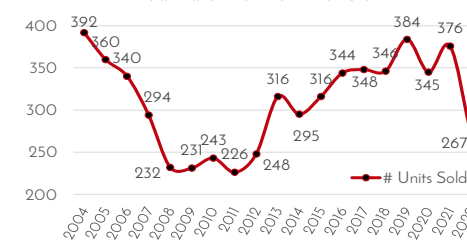
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.