

# Maplewood

## April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Hughes Street	CapeCod	4	2.0	29	\$400,000	\$400,000	\$365,000	91.25%	\$285,800	1.28
2	55 Revere Avenue	Colonial	3	1.0	0	\$359,000	\$359,000	\$390,000	108.64%	\$252,200	1.55
3	465-73 Valley Street	OneFloor	2	2.0	22	\$399,000	\$399,000	\$390,000	97.74%	\$198,500	1.96
4	616 S Orange Avenue	OneFloor	2	2.1	13	\$475,000	\$475,000	\$475,000	100.00%	\$357,300	1.33
5	103 Jacoby Street	Colonial	3	1.0	12	\$485,000	\$485,000	\$555,000	114.43%	\$306,600	1.81
6	6 Boyden Avenue	Colonial	4	3.1	9	\$625,000	\$625,000	\$635,050	101.61%	\$450,000	1.41
7	513 Summit Avenue	Split Level	3	2.0	7	\$725,000	\$725,000	\$720,000	99.31%	\$480,900	1.50
8	103 Oakview Avenue	Colonial	4	2.1	13	\$625,000	\$625,000	\$781,000	124.96%	\$534,700	1.46
9	24 E Cedar Lane	Colonial	3	2.1	10	\$789,000	\$789,000	\$839,000	106.34%	\$481,800	1.74
10	5 Cottage Court	Colonial	4	2.1	56	\$959,000	\$899,000	\$899,000	100.00%	\$633,600	1.42
11	109 Tuscan Road	Colonial	4	2.2	9	\$769,000	\$769,000	\$915,000	118.99%	\$520,600	1.76
12	42 Essex Road	Split Level	4	2.1	8	\$799,000	\$799,000	\$917,500	114.83%	\$491,900	1.87
13	7 Evergreen Place	Colonial	4	2.1	48	\$995,000	\$995,000	\$995,000	100.00%	\$726,600	1.37
14	14 Maplewood Avenue	Split Level	4	4.1	82	\$1,095,000	\$1,095,000	\$1,095,000	100.00%		
15	8 Winthrop Place	Colonial	4	3.2	195	\$1,249,000	\$1,199,000	\$1,110,000	92.58%	\$853,900	1.30
16	12 Sunset Terrace	Colonial	3	2.2	15	\$879,000	\$879,000	\$1,225,000	139.36%	\$633,100	1.93
17	8 Suffolk Avenue	RanchExp	4	2.2	17	\$1,196,000	\$1,196,000	\$1,356,000	113.38%		
18	30 Woodland Road	Colonial	4	2.1	13	\$1,185,000	\$1,185,000	\$1,432,500	120.89%		
19	55 Highland Avenue	Custom	5	4.1	12	\$1,299,000	\$1,299,000	\$1,512,000	116.40%		
20	40 Sagamore Road	Colonial	6	3.1	7	\$1,395,000	\$1,395,000	\$1,827,450	131.00%		
<b>AVERAGE</b>					<b>29</b>	<b>\$835,100</b>	<b>\$829,600</b>	<b>\$921,725</b>	<b>109.58%</b>		<b>1.58</b>

### *Active* Listings in Maplewood

Number of Units: 32  
 Average List Price: \$728,122  
 Average Days on Market: 41

### *Under Contract* Listings in Maplewood

Number of Units: 45  
 Average List Price: \$733,380  
 Average Days on Market: 17

# 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									34
List Price	\$678,658	\$902,820	\$546,778	\$829,600									\$758,531
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725									\$809,298
SP:LP%	101.11%	103.16%	103.12%	109.58%									105.19%
SP to AV	1.41	1.38	1.39	1.58									1.47
# Units Sold	12	10	9	20									51
3 Mo Rate of Ab	1.38	1.11	2.71	2.21									1.85
Active Listings	24	16	28	32									25
Under Contracts	20	20	35	45									30

## Flashback! YTD 2022 vs YTD 2023

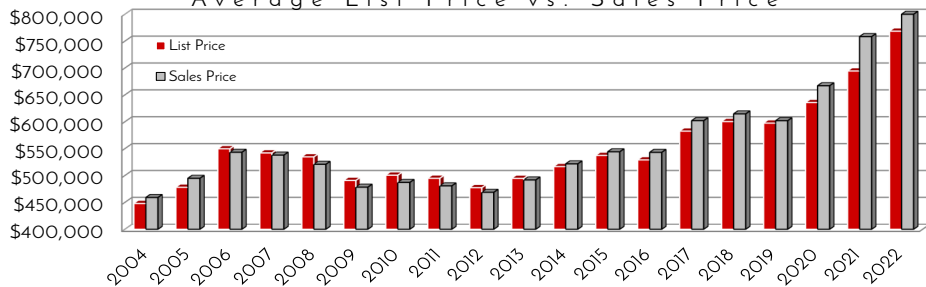
YTD	2022	2023	% Change
DOM	24	34	42.61%
Sales Price	\$809,809	\$809,298	-0.06%
LP:SP	112.35%	105.19%	-6.37%
SP:AV	1.53	1.47	-3.93%



YTD	2022	2023	% Change
# Units Sold	75	51	-32.00%
Rate of Ab 3 Mo	0.99	1.85	87.12%
Actives	19	25	29.87%
Under Contracts	46	30	-34.78%

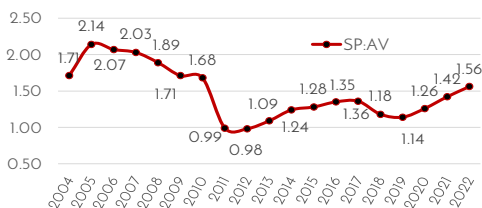
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price

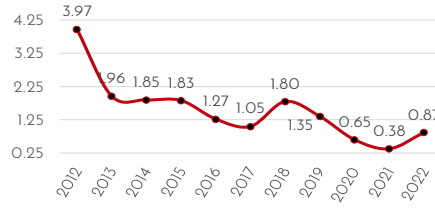


Year	LP	SP
2004	\$447,948	\$459,081
2005	\$478,050	\$494,783
2006	\$549,722	\$543,228
2007	\$541,955	\$557,926
2008	\$554,636	\$520,795
2009	\$490,803	\$478,306
2010	\$500,568	\$487,124
2011	\$494,809	\$480,676
2012	\$477,344	\$468,724
2013	\$494,642	\$491,717
2014	\$516,529	\$521,666
2015	\$537,245	\$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

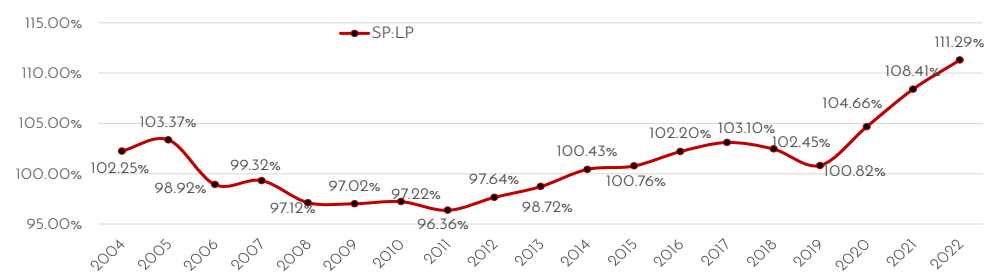


Data only available until 2012

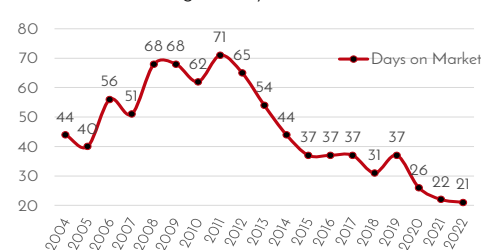
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Maplewood Yearly Market Trends

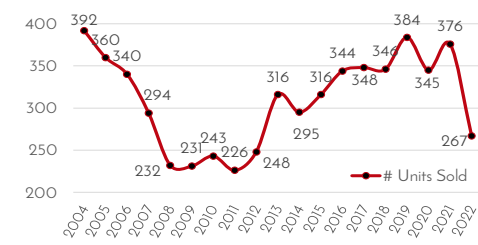
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.