

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	684 Irvington Avenue	HalfDupl	2	1.0	73	\$339,000	\$339,000	\$320,000	94.40%	\$144,500	2.21
2	17 Ohio Street	Colonial	3	2.1	16	\$479,999	\$479,999	\$425,000	88.54%	\$312,400	1.36
3	77 Rutgers Street	Colonial	3	1.1	18	\$460,000	\$460,000	\$485,000	105.43%	\$277,100	1.75
4	51 Burroughs Way	FixrUppr	4	2.1	5	\$450,000	\$550,000	\$550,000	100.00%	\$593,700	0.93
5	108 Boyden Avenue	Colonial	4	3.0	105	\$629,000	\$610,000	\$610,000	100.00%		
6	41 Essex Avenue	Colonial	3	2.1	10	\$649,000	\$649,000	\$670,000	103.24%	\$410,800	1.63
7	10 Warren Road	CapeCod	3	2.0	10	\$625,000	\$625,000	\$795,000	127.20%	\$413,600	1.92
8	31 Plymouth Avenue	Colonial	4	1.1	23	\$775,000	\$775,000	\$875,000	112.90%	\$472,000	1.85
9	4 Northview Terrace	Colonial	3	2.1	10	\$813,000	\$813,000	\$901,000	110.82%	\$452,800	1.99
10	5 Colgate Road	Colonial	5	3.1	13	\$899,000	\$899,000	\$902,000	100.33%	\$629,600	1.43
11	128 Parker Avenue	Colonial	4	2.2	8	\$775,000	\$775,000	\$915,000	118.06%	\$483,100	1.89
12	24 Washington Park	Colonial	6	3.1	20	\$750,000	\$750,000	\$1,026,000	136.80%	\$646,400	1.59
13	13 Arcularius Terrace	Colonial	3	4.1	8	\$899,000	\$899,000	\$1,076,000	119.69%	\$659,300	1.63
14	6 Maplewood Avenue	Custom	4	3.1	33	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$570,300	1.93
15	100 Oakland Road	Colonial	4	3.1	9	\$987,500	\$987,500	\$1,115,000	112.91%		
16	2 Washington Park	Colonial	5	4.1	19	\$1,350,000	\$1,350,000	\$1,500,000	111.11%		
17	82 Oakview Avenue	Colonial	5	3.2	13	\$1,396,500	\$1,396,500	\$1,550,000	110.99%		
18	103 Parker Avenue	Colonial	6	4.1	17	\$1,499,000	\$1,499,000	\$1,600,000	106.74%		
AVERAGE					23	\$826,444	\$830,944	\$911,944	108.84%		1.70

"Active" Listings in Maplewood

Number of Units: 13
 Average List Price: \$838,383
 Average Days on Market: 32

"Under Contract" Listings in Maplewood

Number of Units: 29
 Average List Price: \$860,876
 Average Days on Market: 30

Maplewood 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	55	23											36
List Price	\$612,650	\$830,944											\$743,627
Sales Price	\$669,187	\$911,944											\$814,841
SP:LP%	107.79%	108.84%											108.42%
SP to AV	1.51	1.70											1.62
# Units Sold	12	18											30
3 Mo Rate of Ab	0.92	0.96											0.94
Active Listings	16	13											15
Under Contracts	25	29											27

Flashback! YTD 2023 vs YTD 2024

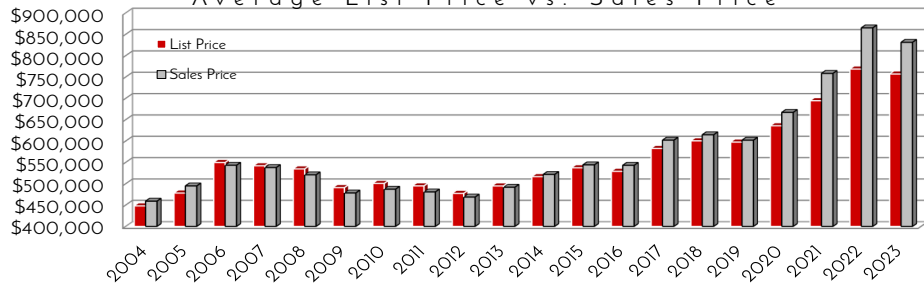
YTD	2023	2024	% Change
DOM	35.59	35.60	0.03%
Sales Price	\$805,592	\$814,841	1.15%
LP:SP	102.04%	108.42%	6.25%
SP:AV	1.40	1.62	15.86%



YTD	2023	2024	% Change
# Units Sold	22	30	36.36%
Rate of Ab 3 Mo	1.25	0.94	-24.50%
Actives	20	15	-27.50%
Under Contracts	20	27	35.00%

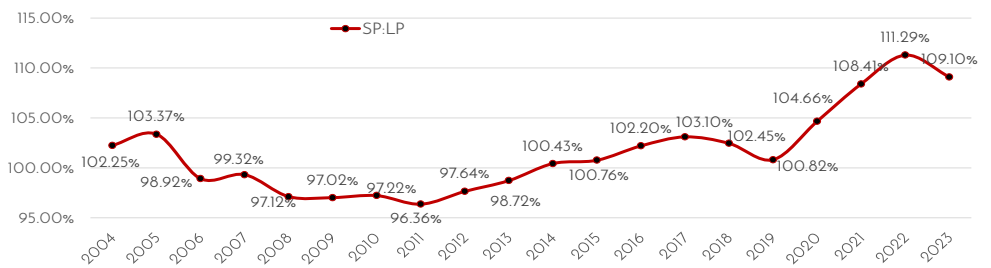
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

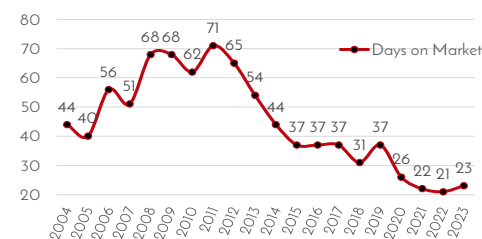


Maplewood Yearly Market Trends

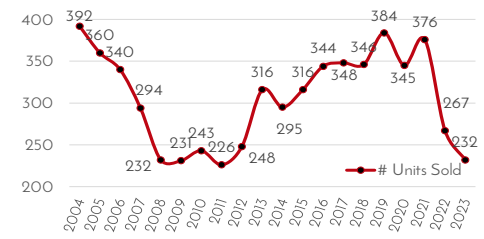
Sales Price to List Price Ratios



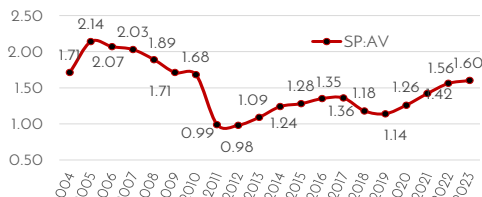
Average Days on Market



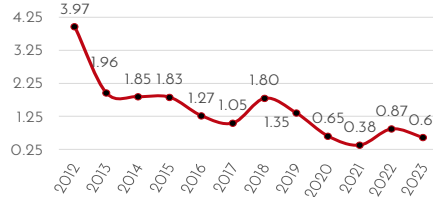
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012

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

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Not intended to solicit a property already listed.