

Maplewood

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	283B Elmwood Avenue	MultiFlr	2	1.0	78	\$299,000	\$299,000	\$280,000	93.65%	\$163,000	1.72
2	616 S Orange Avenue 6M	HighRise	1	1.1	41	\$365,000	\$365,000	\$355,000	97.26%	\$290,700	1.22
3	26 Brookwood Drive	Colonial	3	1.1	14	\$349,000	\$349,000	\$370,000	106.02%	\$356,500	1.04
4	210 Jacoby Street	FixrUppr	3	1.0	18	\$409,000	\$409,000	\$375,000	91.69%	\$269,400	1.39
5	52 Van Ness Terrace	Colonial	3	2.0	16	\$440,000	\$440,000	\$465,000	105.68%	\$279,600	1.66
6	49 Tuscan Street	Colonial,	3	1.1	13	\$429,900	\$429,900	\$477,000	110.96%	\$313,500	1.52
7	28 Revere Avenue	Colonial	3	1.0	11	\$499,000	\$499,000	\$560,000	112.22%	\$343,400	1.63
8	10 Hilton Avenue	Colonial	4	2.1	26	\$550,000	\$525,000	\$580,000	110.48%	\$376,400	1.54
9	79 Van Ness Terrace	Colonial	4	2.0	8	\$479,000	\$479,000	\$612,000	127.77%	\$331,500	1.85
10	29 Plymouth Avenue	Colonial	3	1.1	15	\$629,000	\$629,000	\$690,000	109.70%	\$518,900	1.33
11	167 Oakland Road	Colonial	4	3.0	14	\$629,900	\$629,900	\$705,000	111.92%	\$543,800	1.30
12	26 Manley Terrace	Colonial,	4	2.0	16	\$599,000	\$599,000	\$750,000	125.21%	\$469,900	1.60
13	33 Orchard Road	Colonial	4	2.2	19	\$699,000	\$699,000	\$811,500	116.09%	\$431,500	1.88
14	16-18 Coolidge Road	Colonial	5	4.0	21	\$799,000	\$799,000	\$819,000	102.50%	\$535,700	1.53
15	190 Garfield Place	Colonial	4	3.1	14	\$799,000	\$799,000	\$880,000	110.14%		
16	92 Oakview Avenue	Colonial	4	1.1	7	\$779,000	\$779,000	\$885,000	113.61%	\$606,600	1.46
17	29 S Pierson Road	Colonial	3	1.1	16	\$779,000	\$779,000	\$889,000	114.12%	\$544,300	1.63
18	7 Mosswood Terrace	Colonial	4	2.1	9	\$815,000	\$815,000	\$910,000	111.66%	\$608,000	1.50
19	10 Cottage Court	CapeCod	3	3.0	11	\$825,000	\$825,000	\$911,886	110.53%	\$556,400	1.64
20	264 Dunnell Road	Colonial	4	2.1	17	\$899,000	\$899,000	\$970,000	107.90%	\$530,800	1.83

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21	20 De Hart Road	Colonial	3	2.1	9	\$875,000	\$875,000	\$1,025,000	117.14%	\$601,500	1.70
22	25 New England Road	Tudor	4	2.1	8	\$899,000	\$899,000	\$1,025,000	114.02%	\$602,000	1.70
23	18 Highland Place	Victorian	4	2.1	7	\$799,000	\$799,000	\$1,055,000	132.04%	\$574,700	1.84
24	55 Kendal Avenue	Colonial	4	1.1	10	\$899,000	\$899,000	\$1,125,000	125.14%	\$597,000	1.88
25	483 Richmond Avenue	Colonial	4	3.1	16	\$949,000	\$949,000	\$1,200,000	126.45%	\$649,200	1.85
26	29 Garthwaite Terrace	Colonial	4	2.1	10	\$920,000	\$920,000	\$1,203,000	130.76%	\$605,900	1.99
27	20 Ridgewood Terrace	Colonial	5	2.1	14	\$1,100,000	\$1,100,000	\$1,300,000	118.18%	\$743,700	1.75
28	91 Plymouth Avenue	Tudor	4	2.1	9	\$899,000	\$899,000	\$1,310,000	145.72%		
29	1 Crestwood Drive	Colonial	4	3.1	50	\$1,195,000	\$1,195,000	\$1,425,000	119.25%	\$735,200	1.94
30	616 S Orange Avenue 6C	HighRise	3	3.1	8	\$1,500,000	\$1,500,000	\$1,500,000	100.00%		
31	215 Wyoming Avenue	Colonial	5	4.1	46	\$1,699,000	\$1,599,000	\$1,580,000	98.81%	\$1,101,000	1.44
AVERAGE					18	\$767,929	\$763,897	\$872,367	113.44%		1.62

"Active" Listings in Maplewood

Number of Units: 12
 Average List Price: \$630,475
 Average Days on Market: 57

"Under Contract" Listings in Maplewood

Number of Units: 23
 Average List Price: \$721,113
 Average Days on Market: 29

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					23
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257	\$725,512	\$754,341	\$763,897					\$749,483
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470	\$824,000	\$873,858	\$872,367					\$838,037
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%	112.24%	115.17%	113.44%					110.67%
SP to AV	1.41	1.38	1.39	1.58	1.69	1.66	1.65	1.62					1.62
# Units Sold	12	10	9	20	23	33	29	31					167
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91	0.76	0.80	0.34					1.28
Active Listings	24	16	28	32	19	17	20	12					21
Under Contracts	20	20	35	45	57	46	38	23					36

Flashback! YTD 2022 vs YTD 2023

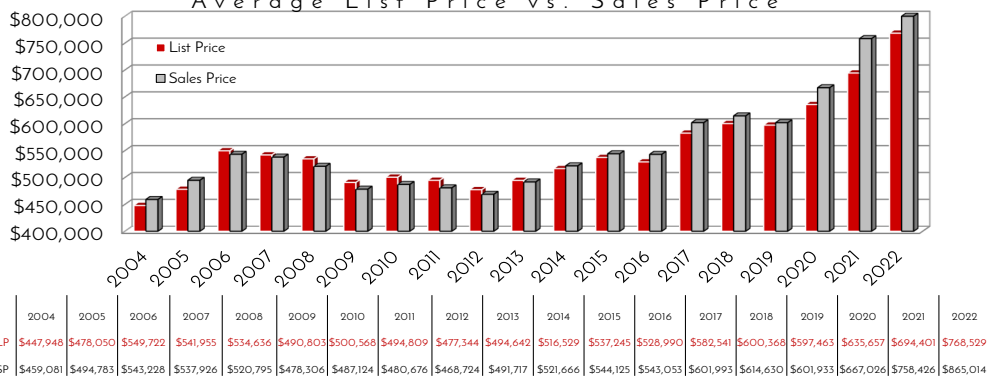
YTD	2022	2023	% Change
DOM	19	23	18.47%
Sales Price	\$888,297	\$838,037	-5.66%
LP:SP	113.65%	110.67%	-2.62%
SP:AV	1.61	1.62	0.39%



YTD	2022	2023	% Change
# Units Sold	191	167	-12.57%
Rate of Ab 3 Mo	0.93	1.28	37.18%
Actives	23	21	-9.68%
Under Contracts	44	36	-19.55%

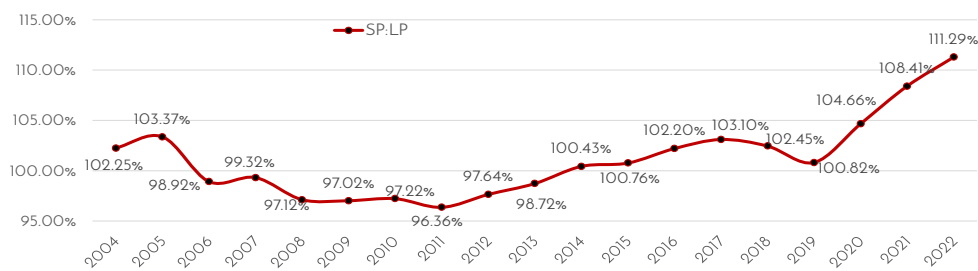
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

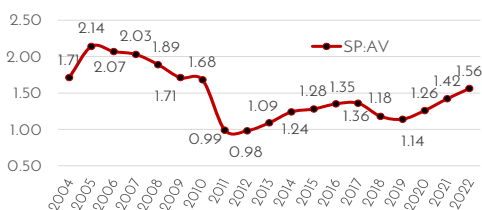


Maplewood Yearly Market Trends

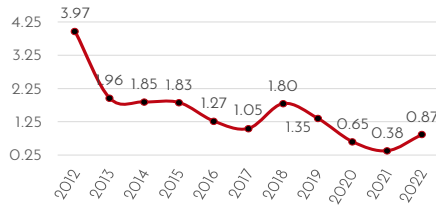
Sales Price to List Price Ratios



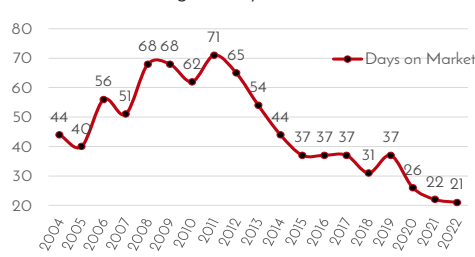
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

