

Maplewood

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	174 Jacoby Street	Colonial	2	1.0	35	\$350,000	\$350,000	\$360,000	102.86%	\$319,200	1.13
2	1597 Springfield Avenue	Custom	2	2.0	35	\$449,000	\$449,000	\$460,000	102.45%	Renovated	
3	616 S Orange Avenue 8G	HighRise	2	2.1	95	\$550,000	\$499,000	\$470,000	94.19%	\$360,400	1.30
4	190 Garfield Place	Tudor	4	1.3	131	\$550,000	\$550,000	\$475,000	86.36%	\$417,000	1.14
5	224 Laurel Avenue	Colonial	3	1.0	13	\$470,000	\$475,000	\$475,000	100.00%	\$321,100	1.48
6	139 Hilton Avenue	Colonial	4	2.1	20	\$625,000	\$625,000	\$635,000	101.60%	Renovated	
7	788 Prospect Street	Colonial	4	1.1	9	\$625,000	\$625,000	\$675,500	108.08%	\$391,300	1.73
8	72 Maplewood Avenue	CapeCod	2	1.1	19	\$550,000	\$599,000	\$700,172	116.89%	\$443,000	1.58
9	10 Essex Road	Tudor	3	2.1	13	\$749,000	\$749,000	\$866,000	115.62%	Renovated	
AVERAGE					41	\$546,444	\$546,778	\$568,519	103.12%		1.39

"Active" Listings in Maplewood

Number of Units: 28
 Average List Price: \$701,107
 Average Days on Market: 30

"Under Contract" Listings in Maplewood

Number of Units: 35
 Average List Price: \$823,771
 Average Days on Market: 31

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										37
List Price	\$678,658	\$902,820	\$546,778										\$712,681
Sales Price	\$684,836	\$950,500	\$568,519										\$736,764
SP:LP%	101.11%	103.16%	103.12%										102.35%
SP to AV	1.41	1.38	1.39										1.40
# Units Sold	12	10	9										31
3 Mo Rate of Ab	1.38	1.11	2.71										1.73
Active Listings	24	16	28										23
Under Contracts	20	20	35										25

Flashback! YTD 2022 vs YTD 2023

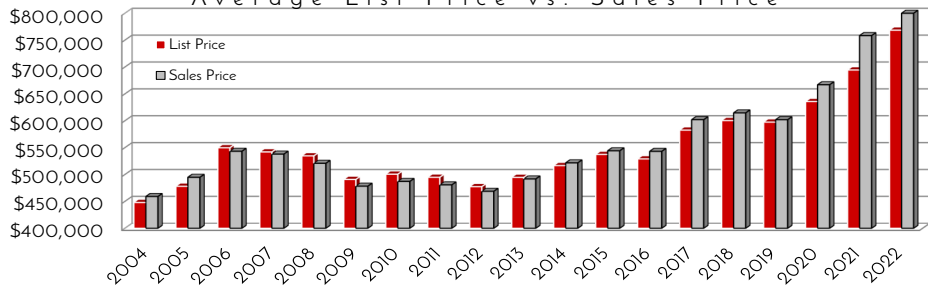
YTD	2022	2023	% Change
DOM	29	37	28.45%
Sales Price	\$805,313	\$736,764	-8.51%
LP:SP	110.44%	102.35%	-7.32%
SP:AV	1.48	1.40	-5.33%



YTD	2022	2023	% Change
# Units Sold	45	31	-31.11%
Rate of Ab 3 Mo	1.01	1.73	71.05%
Actives	19	23	19.30%
Under Contracts	43	25	-41.41%

Maplewood Yearly Market Trends

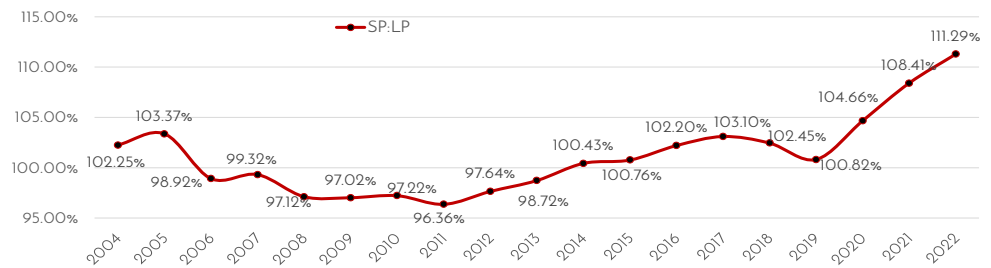
Average List Price vs. Sales Price



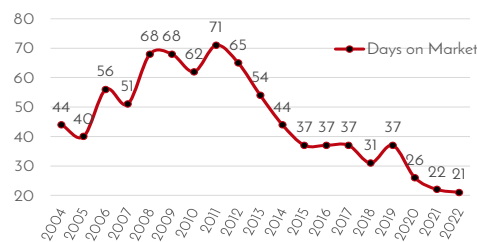
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401	\$768,529
SP	\$459,081	\$494,783	\$543,228	\$557,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125	\$543,053	\$601,993	\$614,630	\$601,933	\$667,026	\$758,426	\$865,014

Maplewood Yearly Market Trends

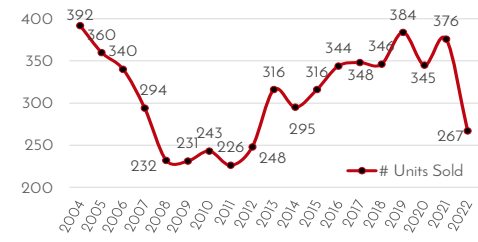
Sales Price to List Price Ratios



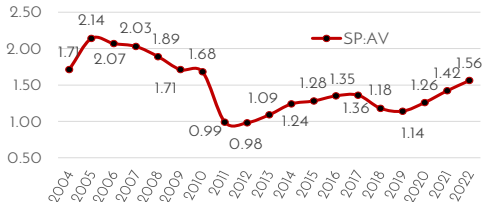
Average Days on Market



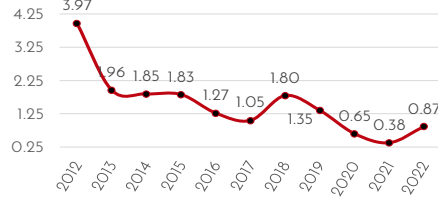
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012