



Maplewood

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	465-73 Valley Street	OneFloor	1	1.0	11	\$235,000	\$235,000	\$237,000	100.85%	\$137,700	1.72
2	192 Burnett Avenue	OneFloor	2	1.0	24	\$375,000	\$350,000	\$331,275	94.65%	\$135,000	2.45
3	43 Broadview Avenue	Bungalow	2	1.0	15	\$469,000	\$469,000	\$486,000	103.62%	\$348,100	1.40
4	25 Princeton Street	Colonial	4	3.0	6	\$479,000	\$479,000	\$500,000	104.38%	\$341,000	1.47
5	28 Meadowbrook Road	Colonial	4	1.0	29	\$525,000	\$525,000	\$515,000	98.10%	\$382,900	1.34
6	616 S Orange Avenue 7K	HighRise	2	2.0	165	\$599,000	\$549,000	\$539,000	98.18%	\$525,000	1.03
7	33 Wellesley Street	Colonial	3	1.0	5	\$500,000	\$500,000	\$550,000	110.00%	\$324,400	1.70
8	15 Marie Place	Bi-Level	3	2.0	33	\$579,000	\$579,000	\$577,000	99.65%	\$412,900	1.40
9	16 Princeton Street	Colonial	4	2.1	11	\$525,000	\$525,000	\$601,000	114.48%	\$345,000	1.74
10	56 S Pierson Road	Colonial	3	1.1	7	\$600,000	\$600,000	\$753,000	125.50%	\$508,000	1.48
11	171 Garfield Place	Colonial	3	1.1	8	\$699,000	\$699,000	\$808,000	115.59%	\$389,700	2.07
12	2 Elberta Road	Colonial	4	3.0	25	\$779,900	\$779,900	\$815,000	104.50%		
13	566 Prospect Street	Colonial	3	2.1	12	\$749,000	\$749,000	\$835,000	111.48%	\$424,100	1.97
14	30 Highland Avenue	Colonial	4	3.0	8	\$749,000	\$749,000	\$852,000	113.75%	\$642,100	1.33
15	497 Richmond Avenue	Colonial	4	2.1	9	\$725,000	\$725,000	\$885,497	122.14%	\$546,300	1.62
16	14 Yale Street	Colonial	4	3.1	22	\$799,000	\$799,000	\$999,000	125.03%	\$569,700	1.75
17	47 S Pierson Raod	Colonial	4	2.1	7	\$899,000	\$899,000	\$1,055,000	117.35%		
18	33-35 Madison Avenue	Colonial	4	1.0	7	\$799,000	\$799,000	\$1,066,000	133.42%	\$596,900	1.79
19	29 Headley Place	Colonial	3	2.0	7	\$875,000	\$875,000	\$1,102,028	125.95%	\$583,100	1.89
20	10 Park Road	Colonial	4	2.1	9	\$1,175,000	\$1,175,000	\$1,261,000	107.32%	\$570,700	2.21

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21	28 Courter Avenue	Colonial	4	4.1	15	\$1,195,000	\$1,195,000	\$1,288,000	107.78%		
22	18 Kensington Terrace	Colonial	5	3.1	8	\$1,175,000	\$1,175,000	\$1,330,000	113.19%		
23	51 Curtis Place	Colonial	6	3.1	10	\$1,550,000	\$1,550,000	\$1,715,000	110.65%	\$959,500	1.79
AVERAGE					20	\$741,517	\$738,257	\$830,470	111.20%		1.69

Active Listings in Maplewood

Number of Units: 19
 Average List Price: \$667,895
 Average Days on Market: 63

Under Contract Listings in Maplewood

Number of Units: 57
 Average List Price: \$779,353
 Average Days on Market: 18

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								30
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257								\$752,230
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470								\$815,878
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%								107.06%
SP to AV	1.41	1.38	1.39	1.58	1.69								1.54
# Units Sold	12	10	9	20	23								74
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91								1.66
Active Listings	24	16	28	32	19								24
Under Contracts	20	20	35	45	57								35

Flashback! YTD 2022 vs YTD 2023

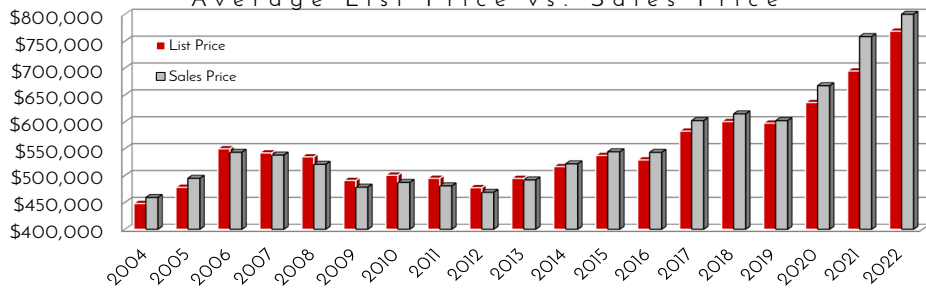
YTD	2022	2023	% Change
DOM	21	30	42.37%
Sales Price	\$820,040	\$815,878	-0.51%
LP:SP	113.28%	107.06%	-5.49%
SP:AV	1.59	1.54	-2.94%



YTD	2022	2023	% Change
# Units Sold	104	74	-28.85%
Rate of Ab 3 Mo	0.91	1.66	83.66%
Actives	20	24	17.82%
Under Contracts	48	35	-26.86%

Maplewood Yearly Market Trends

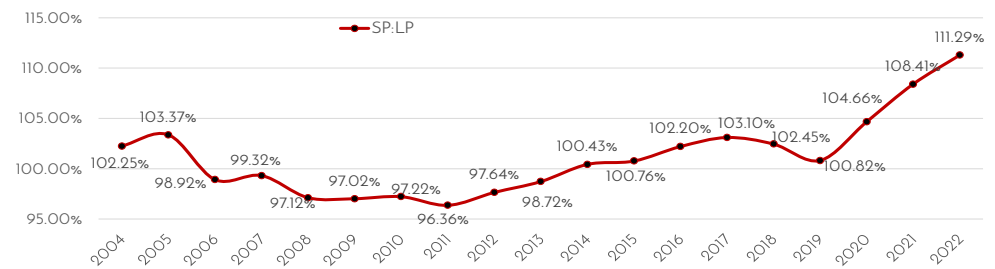
Average List Price vs. Sales Price



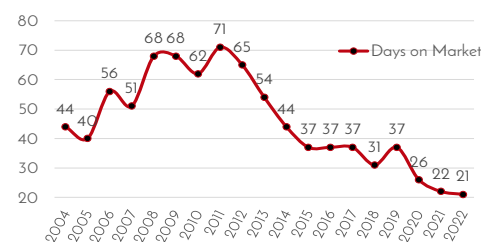
Year	LP	SP
2004	\$447,948	\$459,081
2005	\$478,050	\$494,783
2006	\$549,722	\$553,926
2007	\$541,955	\$520,795
2008	\$554,636	\$478,306
2009	\$490,803	\$487,124
2010	\$500,568	\$480,676
2011	\$494,809	\$468,724
2012	\$477,344	\$491,717
2013	\$494,642	\$521,666
2014	\$516,529	\$544,125
2015	\$537,245	\$543,053
2016	\$528,990	\$541,993
2017	\$582,541	\$614,630
2018	\$600,368	\$601,933
2019	\$597,463	\$667,026
2020	\$635,657	\$758,426
2021	\$694,401	\$758,426
2022	\$768,529	\$865,014

Maplewood Yearly Market Trends

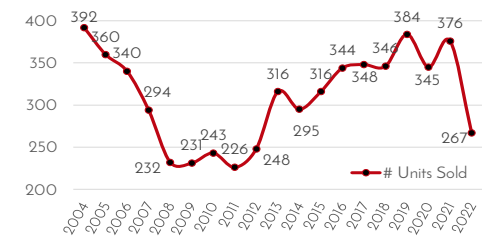
Sales Price to List Price Ratios



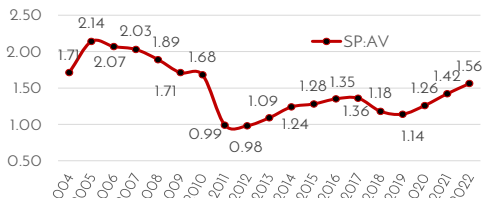
Average Days on Market



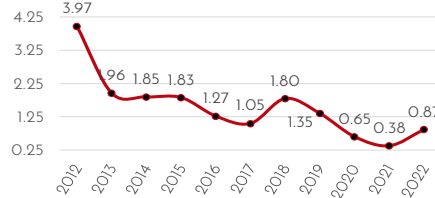
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012