

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	393 Boyden Avenue U1	OneFloor	1	1.0	15	\$215,000	\$215,000	\$260,000	120.93%	\$138,200	1.88
2	59A Meadowbrook Place	TwnIntUn	2	1.0	10	\$275,000	\$275,000	\$295,000	107.27%	\$163,500	1.80
3	465 Valley Street U6B	OneFloor	2	2.0	22	\$389,000	\$389,000	\$395,000	101.54%	\$216,500	1.82
4	162 Franklin Avenue	Colonial	4	1.0	7	\$450,000	\$450,000	\$475,000	105.56%	\$271,300	1.75
5	174 Jacoby Street	Colonial	4	2.1	26	\$595,000	\$595,000	\$495,000	83.19%	\$319,200	1.55
6	128 Parker Avenue	Colonial	4	2.1	1	\$555,000	\$555,000	\$555,000	100.00%	\$483,100	1.15
7	27 Union Avenue	Colonial	3	1.1	47	\$589,000	\$579,000	\$565,000	97.58%	\$300,100	1.88
8	56 Woodside Road	Colonial	3	2.1	49	\$589,000	\$574,000	\$574,000	100.00%	\$335,700	1.71
9	155 Midland Boulevard	Colonial	4	2.0	12	\$529,000	\$529,000	\$622,000	117.58%	\$338,900	1.84
10	86 Hudson Avenue	Colonial	3	1.1	37	\$589,000	\$589,000	\$636,000	107.98%	\$414,100	1.54
11	19 Overlook Terrace	Colonial	3	1.1	8	\$599,000	\$599,000	\$725,000	121.04%	\$410,300	1.77
12	2 Crestwood Drive	Colonial	5	3.1	13	\$849,000	\$849,000	\$903,000	106.36%	\$680,600	1.33
13	559 Summit Avenue	Colonial	4	2.0	15	\$819,000	\$819,000	\$910,000	111.11%	\$489,600	1.86
14	72 Courter Avenue	Colonial	4	1.1	15	\$899,000	\$899,000	\$970,000	107.90%	\$590,500	1.64
15	96 Durand Road	Colonial	4	3.1	25	\$1,379,000	\$1,379,000	\$1,349,000	97.82%	\$884,700	1.52
16	3 Woodhill Drive	Colonial	5	3.2	10	\$1,295,000	\$1,295,000	\$1,485,000	114.67%	\$971,400	1.53
17	1 Kermit Road	Colonial	7	5.1	1	\$1,945,000	\$1,945,000	\$1,955,000	100.51%	\$1,467,100	1.33
AVERAGE					18	\$738,824	\$737,353	\$774,647	105.94%		1.64

"Active" Listings in Maplewood

Number of Units: 22
 Average List Price: \$567,895
 Average Days on Market: 64

"Under Contract" Listings in Maplewood

Number of Units: 26
 Average List Price: \$880,569
 Average Days on Market: 28

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	28	19	18		23
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257	\$725,512	\$754,341	\$763,897	\$748,741	\$736,818	\$737,353		\$747,793
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470	\$824,000	\$873,858	\$872,367	\$787,112	\$747,954	\$774,647		\$824,196
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%	112.24%	115.17%	113.44%	104.49%	102.86%	105.94%		109.39%
SP to AV	1.41	1.38	1.39	1.58	1.69	1.66	1.65	1.62	1.50	1.57	1.64		1.61
# Units Sold	12	10	9	20	23	33	29	31	17	11	17		212
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91	0.76	0.80	0.34	1.09	1.58	1.50		1.31
Active Listings	24	16	28	32	19	17	20	12	30	30	22		23
Under Contracts	20	20	35	45	57	46	38	23	17	24	26		32

Flashback! YTD 2022 vs YTD 2023

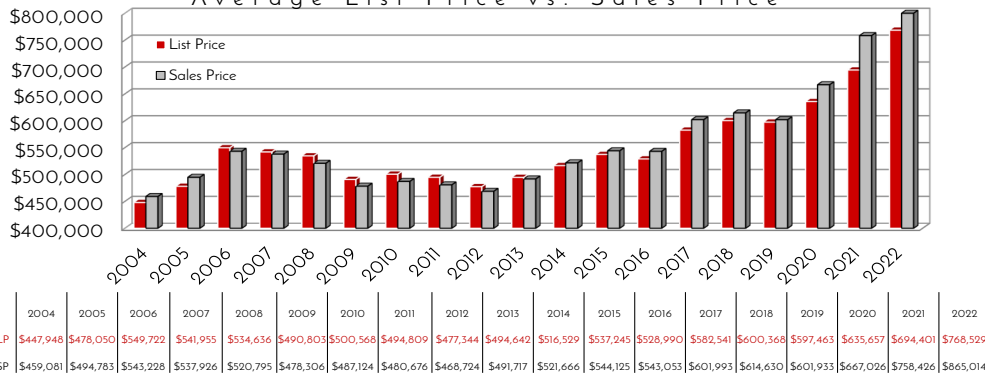
YTD	2022	2023	% Change
DOM	20	23	11.94%
Sales Price	\$869,826	\$824,196	-5.25%
LP:SP	111.77%	109.39%	-2.12%
SP:AV	1.58	1.61	2.00%



YTD	2022	2023	% Change
# Units Sold	245	212	-13.47%
Rate of Ab 3 Mo	1.03	1.31	27.35%
Actives	23.2	22.7	-1.96%
Under Contracts	41	32	-21.83%

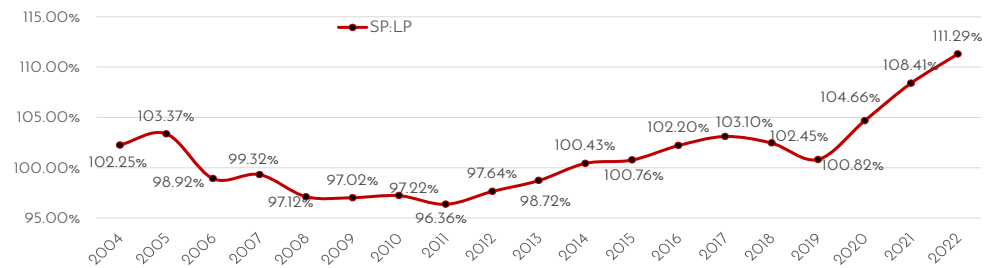
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

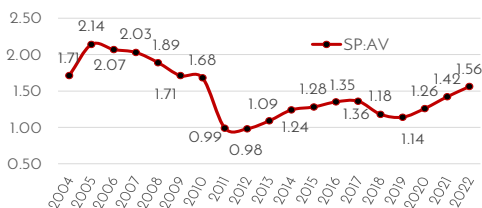


Maplewood Yearly Market Trends

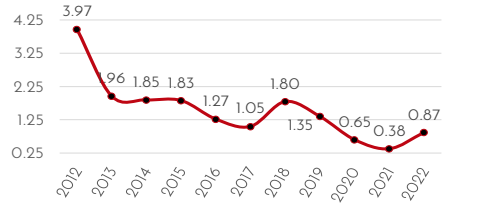
Sales Price to List Price Ratios



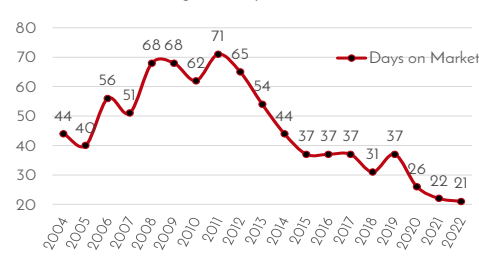
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

