

Maplewood

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	465-73 Valley Street 3G	OneFloor	1	1.0	13	\$199,000	\$209,000	\$226,000	108.13%	\$141,000	1.60
2	75B Meadowbrook Place	OneFloor	1	1.0	25	\$200,000	\$200,000	\$230,000	115.00%	\$129,300	1.78
3	255 Elmwood Avenue	MultiFlr	1	1.1	19	\$220,000	\$220,000	\$238,000	108.18%	\$139,500	1.71
4	346 Boyden Avenue	Colonial	3	2.0	27	\$435,000	\$435,000	\$410,000	94.25%	\$259,300	1.58
5	616 S Orange Avenue 6H	HighRise	2	2.0	13	\$425,000	\$425,000	\$425,000	100.00%	\$328,500	1.29
6	41 Essex Avenue	Colonial	3	2.0	14	\$489,000	\$489,000	\$440,000	89.98%	\$410,800	1.07
7	82 Franklin Avenue	CapeCod	2	1.0	8	\$399,000	\$399,000	\$453,000	113.53%	\$258,500	1.75
8	77 Woodside Road	Colonial	3	2.0	114	\$487,000	\$480,000	\$500,000	104.17%	\$267,000	1.87
9	616 S Orange Avenue 6K	HighRise	2	2.0	33	\$599,000	\$599,000	\$550,000	91.82%	\$525,000	1.05
10	83 Jacoby Street	Colonial	4	2.0	15	\$515,000	\$515,000	\$568,000	110.29%	\$343,600	1.65
11	18 Menzel Avenue	Colonial	4	2.1	14	\$549,000	\$549,000	\$580,000	105.65%		
12	126 Union Avenue	Colonial	4	2.0	14	\$599,000	\$599,000	\$630,000	105.18%	\$413,400	1.52
13	31 Menzel Avenue	Colonial	3	2.1	8	\$569,000	\$569,000	\$673,000	118.28%	\$407,700	1.65
14	404 Elmwood Avenue	Colonial	3	2.0	8	\$699,000	\$699,000	\$750,000	107.30%	\$470,200	1.60
15	61 Yale Street	Colonial	3	2.1	1	\$775,000	\$775,000	\$780,000	100.65%	\$553,300	1.41
16	208 Indiana Street	Colonial	5	3.0	46	\$849,900	\$849,900	\$800,000	94.13%		
17	164 Garfield Place	Colonial	3	1.1	8	\$699,000	\$699,000	\$810,000	115.88%	\$442,500	1.83
18	22 S Pierson Road	Colonial	3	1.1	17	\$700,000	\$700,000	\$826,000	118.00%	\$512,200	1.61
19	72 Park Avenue	Colonial	4	2.0	10	\$799,000	\$799,000	\$850,000	106.38%	\$487,200	1.74
20	86 Midland Boulevard	Colonial	4	2.1	11	\$749,000	\$749,000	\$855,000	114.15%	\$499,500	1.71

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21	729 Prospect Street	Colonial	4	3.1	10	\$779,000	\$779,000	\$892,000	114.51%	\$528,200	1.69
22	1 Osborne Terrace	RanchExp	4	3.0	16	\$899,000	\$899,000	\$905,000	100.67%	\$524,400	1.73
23	34 Madison Avenue	Colonial	4	1.2	9	\$799,000	\$799,000	\$925,000	115.77%	\$510,900	1.81
24	2 Kensington Terrace	Colonial	5	3.2	25	\$879,999	\$879,999	\$970,000	110.23%	\$551,100	1.76
25	104 Oakland Road	Colonial	4	1.1	7	\$715,000	\$715,000	\$1,050,000	146.85%	\$546,100	1.92
26	19 Courter Avenue	Colonial	5	2.1	10	\$975,000	\$975,000	\$1,121,000	114.97%	\$593,900	1.89
27	107 Tuscan Road	Colonial	4	2.2	9	\$869,000	\$869,000	\$1,125,000	129.46%	\$577,000	1.95
28	54 Kendal Avenue	Colonial	4	3.0	10	\$899,000	\$899,000	\$1,200,000	133.48%	\$713,300	1.68
29	22 Yale Street	Colonial	4	2.1	9	\$949,000	\$949,000	\$1,200,000	126.45%	\$715,200	1.68
30	90 Oakland Road	Victorian	4	2.0	11	\$825,000	\$825,000	\$1,280,000	155.15%		
31	476 Summit Avenue	Victorian	7	4.1	14	\$1,395,000	\$1,395,000	\$1,375,000	98.57%	\$759,700	1.81
32	637 Ridgewood Road	Colonial	6	3.1	7	\$1,450,000	\$1,450,000	\$1,650,000	113.79%	\$846,600	1.95
33	16 Warner Road	Colonial	5	5.1	9	\$1,549,000	\$1,549,000	\$1,905,000	122.98%	\$1,197,400	1.59
AVERAGE					17	\$725,421	\$725,512	\$824,000	112.24%		1.66

"Active" Listings in Maplewood

Number of Units: 17
 Average List Price: \$567,000
 Average Days on Market: 51

"Under Contract" Listings in Maplewood

Number of Units: 46
 Average List Price: \$805,411
 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	17							26
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257	\$725,512							\$743,990
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470	\$824,000							\$818,383
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%	112.24%							108.65%
SP to AV	1.41	1.38	1.39	1.58	1.69	1.66							1.61
# Units Sold	12	10	9	20	23	33							107
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91	0.76							1.51
Active Listings	24	16	28	32	19	17							23
Under Contracts	20	20	35	45	57	46							37

Flashback! YTD 2022 vs YTD 2023

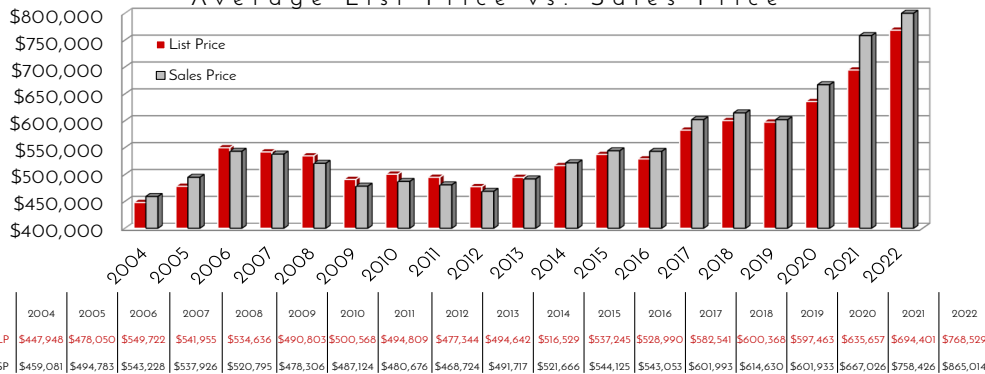
YTD	2022	2023	% Change
DOM	19	26	33.32%
Sales Price	\$863,940	\$818,383	-5.27%
LP:SP	114.58%	108.65%	-5.17%
SP:AV	1.62	1.61	-0.83%



YTD	2022	2023	% Change
# Units Sold	144	107	-25.69%
Rate of Ab 3 Mo	0.94	1.51	60.71%
Actives	22	23	3.03%
Under Contracts	47	37	-20.64%

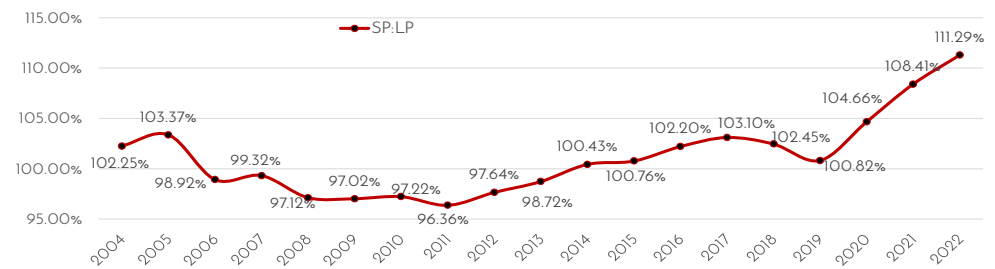
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

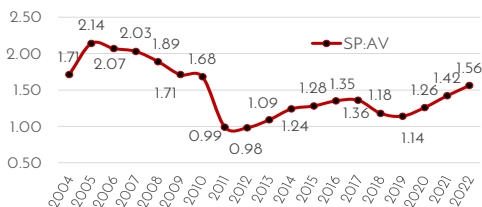


Maplewood Yearly Market Trends

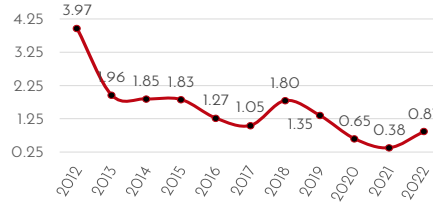
Sales Price to List Price Ratios



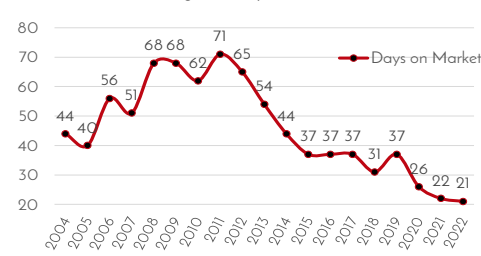
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

