

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	465 Valley Street UID	OneFloor	0	1.0	117	\$200,000	\$185,000	\$158,000	85.41%	\$139,200	1.14
2	170 Jacoby Street	Colonial	3	2.0	36	\$474,990	\$474,990	\$475,000	100.00%	\$309,900	1.53
3	14 Lindsley Avenue	Colonial	3	1.1	10	\$599,000	\$599,000	\$590,000	98.50%	\$446,000	1.32
4	18 Kensington Terrace	Colonial	4	1.1	13	\$525,000	\$525,000	\$608,000	115.81%	\$499,000	1.22
5	4 Rynda Road	Colonial	3	1.1	9	\$550,000	\$550,000	\$690,000	125.45%	\$458,600	1.50
6	506 Ridgewood Road	Colonial	3	2.1	13	\$675,000	\$675,000	\$702,000	104.00%	\$567,900	1.24
7	24 Warren Road	Colonial	3	1.1	9	\$595,000	\$595,000	\$711,000	119.50%	\$442,100	1.61
8	18 S Pierson Road	Colonial	4	1.1	14	\$699,000	\$699,000	\$761,000	108.87%	\$532,000	1.43
9	453 Baldwin Road	Colonial	4	2.0	29	\$799,000	\$759,000	\$764,700	100.75%	\$577,800	1.32
10	7 Madison Avenue	Colonial	5	2.1	29	\$964,000	\$899,000	\$905,000	100.67%	\$685,400	1.32
11	64 Kendal Avenue	Colonial	4	3.1	26	\$1,079,000	\$999,000	\$1,100,000	110.11%	\$695,000	1.58
12	124 Parker Avenue	Colonial	5	2.3	18	\$1,085,000	\$1,085,000	\$1,126,000	103.78%	\$694,000	1.62
13	608 Prospect Street	Colonial	6	3.1	5	\$1,250,000	\$1,250,000	\$1,270,000	101.60%	\$865,000	1.47
14	45 Ridgewood Terrace	Colonial	4	2.2	12	\$1,279,000	\$1,279,000	\$1,285,000	100.47%	\$690,500	1.86
15	27 Ridgewood Terrace	Colonial	5	3.0	13	\$1,395,000	\$1,395,000	\$1,395,000	100.00%	\$823,400	1.69
AVERAGE					24	\$811,266	\$797,933	\$836,047	104.99%		1.46

"Active" Listings in Maplewood

Number of Units: 18
Average List Price: \$575,239
Average Days on Market: 64

"Under Contract" Listings in Maplewood

Number of Units: 37
Average List Price: \$709,197
Average Days on Market: 37

Maplewood 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	24	23	16	13	15	18	20	25	23	24		20
List Price	\$685,222	\$754,941	\$682,416	\$699,093	\$725,221	\$817,298	\$938,161	\$821,338	\$834,544	\$677,426	\$797,933		\$769,736
Sales Price	\$730,389	\$834,947	\$814,289	\$816,554	\$846,500	\$978,077	\$1,079,750	\$890,414	\$882,606	\$715,000	\$836,047		\$869,826
SP:LP%	104.64%	108.43%	114.99%	115.21%	115.68%	117.96%	115.24%	108.05%	105.14%	105.16%	104.99%		111.77%
SP to AV	1.43	1.31	1.61	1.59	1.72	1.71	1.73	1.48	1.37	1.51	1.46		1.58
# Units Sold	9	17	19	30	29	40	18	29	18	21	15		245
3 Mo Rate of Ab	0.68	1.00	1.36	0.92	0.57	1.12	1.01	0.79	1.23	1.24	1.38		1.03
Active Listings	20	20	17	20	24	31	31	23	25	26	18		23
Under Contracts	32	40	56	56	58	39	40	32	29	30	37		41

Flashback! YTD 2021 vs YTD 2022

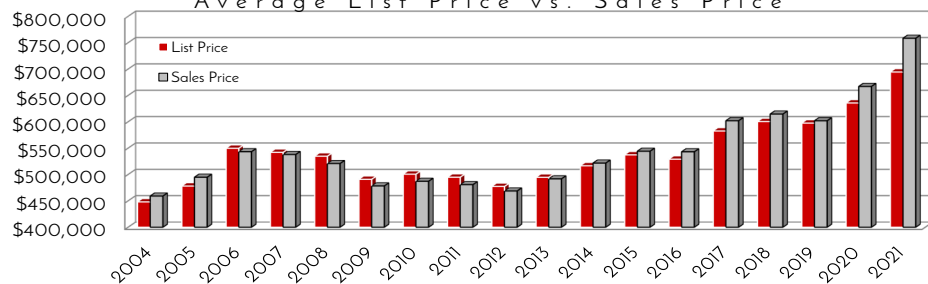
YTD	2021	2022	% Change
DOM	22	20	-8.27%
Sales Price	\$756,809	\$869,826	14.93%
LP:SP	108.53%	111.77%	2.98%
SP:AV	1.42	1.58	11.08%



YTD	2021	2022	% Change
# Units Sold	346	245	-29.19%
Rate of Ab 3 Mo	1.00	1.38	38.00%
Actives	19	18	-5.26%
Under Contracts	39	37	-5.13%

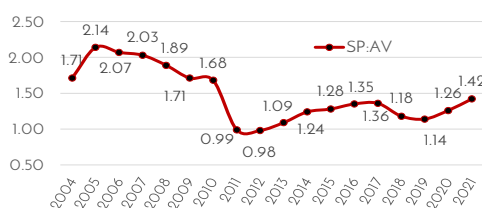
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

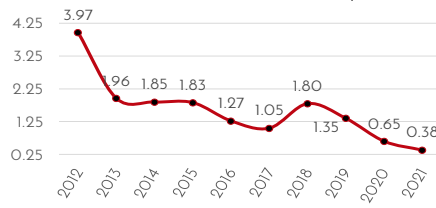


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$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

Sales Price to Assessed Value Ratio



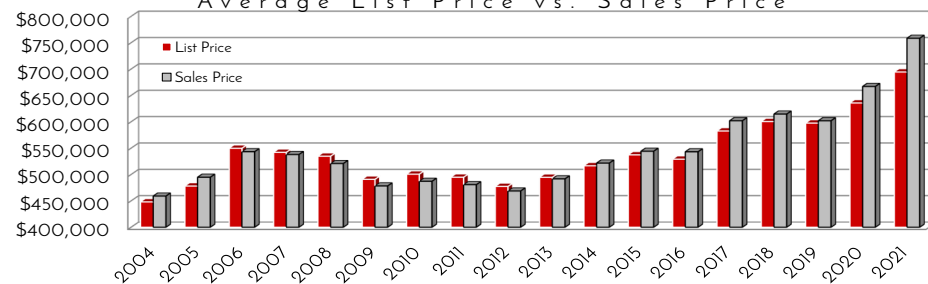
12 Month Rate of Absorption



Data only available until 2012

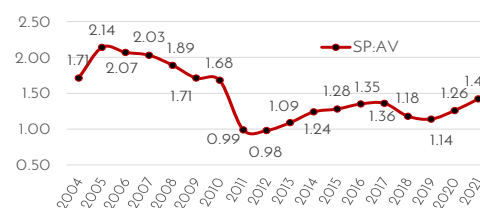
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

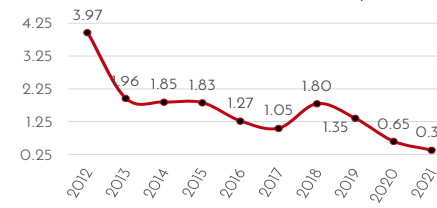


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
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Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012