

Maplewood

June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	134 A Boyden Avenue	OneFloor	1	1.0	9	\$199,000	\$199,000	\$225,000	113.07%	\$118,600	1.90
2	465-73 Valley Street U4J	OneFloor	2	1.0	20	\$237,000	\$237,000	\$239,100	100.89%	\$188,500	1.27
3	465 Valley Street U4N	OneFloor	2	2.0	24	\$369,000	\$369,000	\$360,000	97.56%	\$198,500	1.81
4	465-73 Valley Street	HighRise	2	2.0	18	\$350,000	\$350,000	\$375,000	107.14%	\$235,800	1.59
5	22 Orchard Road	Colonial	3	1.1	29	\$520,000	\$520,000	\$550,000	105.77%	\$317,600	1.73
6	54 Wellesley Street	Colonial	3	1.1	14	\$519,000	\$519,000	\$558,000	107.51%	\$318,000	1.75
7	2 Kensington Terrace	Colonial	5	3.1	112	\$713,900	\$644,900	\$578,466	89.70%	\$551,100	1.05
8	35 Hughes Street	Colonial	3	1.1	9	\$499,000	\$499,000	\$591,000	118.44%	\$326,700	1.81
9	71 Broadview Avenue	Colonial	3	1.1	9	\$540,000	\$540,000	\$615,128	113.91%	\$442,700	1.39
10	20 Coolidge Road	Colonial	4	2.1	22	\$639,000	\$639,000	\$650,000	101.72%	\$562,200	1.16
11	73 S Pierson Road	Bungalow	4	2.0	9	\$575,000	\$575,000	\$750,000	130.43%	\$430,200	1.74
12	45 Courter Avenue	Colonial	4	2.1	23	\$825,000	\$774,000	\$774,000	100.00%	\$501,300	1.54
13	14 Warren Road	Colonial	4	2.1	14	\$759,000	\$759,000	\$800,000	105.40%	\$476,000	1.68
14	39 Burnet Street	Colonial	5	1.1	9	\$750,000	\$750,000	\$850,000	113.33%	\$642,700	1.32
15	7 Yale Street	Colonial	4	1.2	14	\$799,000	\$799,000	\$906,000	113.39%	\$558,000	1.62
16	36 Collinwood Road	Colonial	3	2.0	11	\$765,000	\$765,000	\$907,000	118.56%	\$617,200	1.47
17	4 Oakland Terrace	Bungalow	3	3.0	9	\$725,000	\$725,000	\$915,000	126.21%	\$526,400	1.74
18	6 Oberlin Street	Colonial	4	3.1	11	\$869,000	\$869,000	\$941,000	108.29%	\$588,300	1.60
19	153 Oakland Road	Colonial	4	2.1	14	\$839,000	\$839,000	\$966,000	115.14%	\$547,700	1.76
20	44 Park Avenue	Colonial	4	3.1	18	\$975,000	\$975,000	\$975,000	100.00%	\$661,400	1.47
21	83 Courter Avenue	Colonial	3	2.1	11	\$899,000	\$899,000	\$992,000	110.34%	\$579,200	1.71
22	475 Elmwood Avenue	Victorian	5	1.1	7	\$849,000	\$849,000	\$995,000	117.20%	\$664,200	1.50
23	13 Suffolk Avenue	Colonial	4	2.1	12	\$775,000	\$775,000	\$999,000	128.90%	\$497,500	2.01
24	76 Oakland Road	Colonial	4	2.2	9	\$869,000	\$869,000	\$1,050,000	120.83%	\$487,500	2.15
25	615 Summit Avenue	Colonial	6	3.2	19	\$990,000	\$990,000	\$1,053,400	106.40%	\$781,900	1.35

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26	20 Suffolk Avenue	Colonial	4	2.2	14	\$975,000	\$975,000	\$1,151,000	118.05%	\$669,100	1.72
27	65 Burnet Street	Colonial	4	2.0	9	\$899,000	\$899,000	\$1,175,000	130.70%	\$663,400	1.77
28	90 Courter Avenue	Colonial	4	3.0	9	\$899,000	\$899,000	\$1,175,000	130.70%	\$648,600	1.81
29	91 Oakview Avenue	Colonial	4	2.1	9	\$850,000	\$850,000	\$1,200,000	141.18%	\$568,100	2.11
30	18 Collinwood Road	Colonial	5	2.1	9	\$879,000	\$879,000	\$1,201,000	136.63%	\$634,000	1.89
31	60 Highland Avenue	Colonial	3	3.1	7	\$799,000	\$799,000	\$1,205,000	150.81%	\$554,600	2.17
32	75 Tuscan Road	Colonial	4	3.2	10	\$899,000	\$899,000	\$1,260,000	140.16%	\$609,700	2.07
33	7 Woodland Road	Colonial	5	2.2	12	\$989,000	\$989,000	\$1,350,000	136.50%	\$783,300	1.72
34	126-128 Wyoming Avenue	CapeCod	6	2.3	9	\$1,195,000	\$1,195,000	\$1,360,000	113.81%	\$776,000	1.75
35	380 Elmwood Avenue	Colonial	4	2.2	13	\$1,050,000	\$1,050,000	\$1,421,000	135.33%	\$699,100	2.03
36	6 Crestwood Drive	Colonial	5	4.0	15	\$1,145,000	\$1,145,000	\$1,450,000	126.64%	\$980,700	1.48
37	10 Maple Terrace	Colonial	5	4.1	10	\$1,195,000	\$1,195,000	\$1,485,000	124.27%	\$866,300	1.71
38	477 Walton Road	Colonial	6	3.1	12	\$1,295,000	\$1,295,000	\$1,560,000	120.46%	\$805,700	1.94
39	95 Maplewood Avenue	Colonial	5	3.1	7	\$1,395,000	\$1,395,000	\$1,700,000	121.86%	\$873,200	1.95
40	25 Ridgewood Terrace	Colonial	5	2.1	14	\$1,499,000	\$1,499,000	\$1,815,000	121.08%	\$922,500	1.97
AVERAGE					15	\$820,298	\$817,298	\$978,077	117.96%		1.71

"Active" Listings in Maplewood

Number of Units: 31
Average List Price: \$716,571
Average Days on Market: 37

"Under Contract" Listings in Maplewood

Number of Units: 39
Average List Price: \$796,290
Average Days on Market: 30

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							19
List Price	\$685,222	\$754,941	\$682,416	\$699,093	\$725,221	\$817,298							\$740,715
Sales Price	\$730,389	\$834,947	\$814,289	\$816,554	\$846,500	\$978,077							\$863,940
SP:LP%	104.64%	108.43%	114.99%	115.21%	115.68%	117.96%							114.58%
SP to AV	1.43	1.31	1.61	1.59	1.72	1.71							1.62
# Units Sold	9	17	19	30	29	40							144
3 Mo Rate of Ab	0.68	1.00	1.36	0.92	0.57	1.12							0.94
Active Listings	20	20	17	20	24	31							22
Under Contracts	32	40	56	56	58	39							47

Flashback! YTD 2021 vs YTD 2022

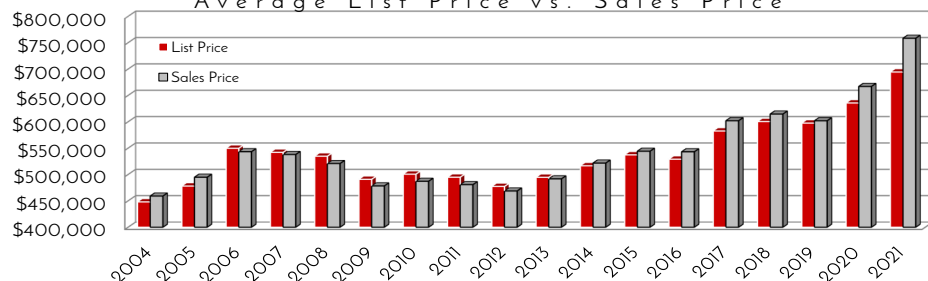
YTD	2021	2022	% Change
DOM	23	19	-17.95%
Sales Price	\$759,935	\$863,940	13.69%
LP:SP	109.23%	114.58%	4.89%
SP:AV	1.40	1.62	15.57%



YTD	2021	2022	% Change
# Units Sold	184	144	-21.74%
Rate of Ab 3 Mo	1.42	1.12	-21.13%
Actives	41	31	-24.39%
Under Contracts	76	39	-48.68%

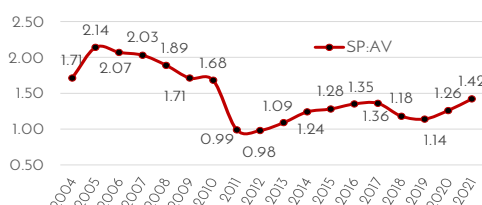
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

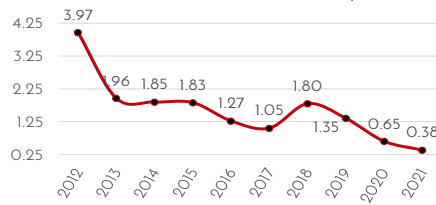


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228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



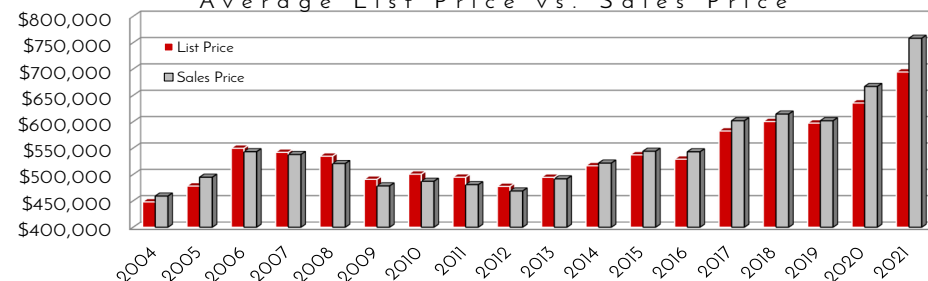
12 Month Rate of Absorption



Data only available until 2012

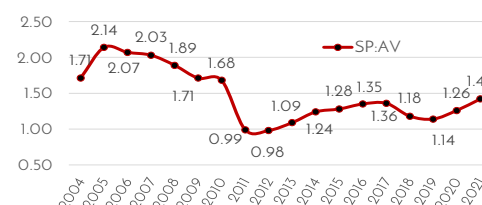
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

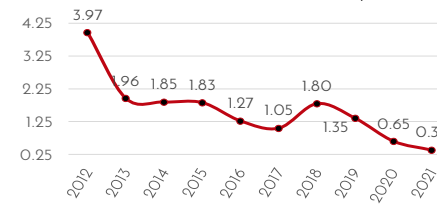


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228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



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