

Maplewood

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	467 Valley Street 3E	OneFloor	2	2.0	58	\$399,000	\$375,000	\$375,000	100.00%	\$244,400	1.53
2	616 S Orange Avenue 4H	HighRise	2	2.0	11	\$425,000	\$425,000	\$425,000	100.00%	\$305,000	1.39
3	30 Hilton Avenue	Detached	4	2.0	77	\$575,000	\$549,900	\$540,000	98.20%	\$264,500	
4	2039 Ostwood Terrace	Colonial	3	2.0	57	\$575,000	\$565,000	\$550,000	97.35%	\$285,200	
5	72 Hughes Street	Colonial	4	2.0	40	\$519,000	\$519,000	\$550,000	105.97%	\$341,600	1.61
6	112 Woodside Road	Colonial	4	2.1	326	\$550,000	\$560,000	\$556,800	99.43%	\$329,700	1.69
7	21 Hudson Avenue	Colonial	4	2.0	10	\$629,000	\$629,000	\$629,000	100.00%	\$405,200	1.55
8	28 Yale Street	Colonial	4	1.1	7	\$529,900	\$529,900	\$675,000	127.38%	\$526,100	1.28
9	549 Summit Avenue	Colonial	4	1.1	17	\$699,999	\$699,999	\$789,444	112.78%	\$511,600	1.54
10	308 Elmwood Avenue	Colonial	3	2.0	38	\$839,000	\$799,000	\$810,000	101.38%	\$515,900	1.57
11	53 Madison Avenue	Colonial	3	2.1	9	\$750,000	\$750,000	\$955,000	127.33%	\$460,900	
12	630 Prospect Street	Colonial	5	2.2	8	\$950,000	\$950,000	\$1,175,000	123.68%	\$845,100	1.39
AVERAGE					55	\$620,075	\$612,650	\$669,187	107.79%		1.51

"Active" Listings in Maplewood

Number of Units: 16
 Average List Price: \$827,350
 Average Days on Market: 41

"Under Contract" Listings in Maplewood

Number of Units: 25
 Average List Price: \$764,716
 Average Days on Market: 28

Maplewood 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	55												55
List Price	\$612,650												\$612,650
Sales Price	\$669,187												\$669,187
SP:LP%	107.79%												107.79%
SP to AV	1.51												1.51
# Units Sold	12												12
3 Mo Rate of Ab	0.92												0.92
Active Listings	16												16
Under Contracts	25												25

Flashback! YTD 2023 vs YTD 2024

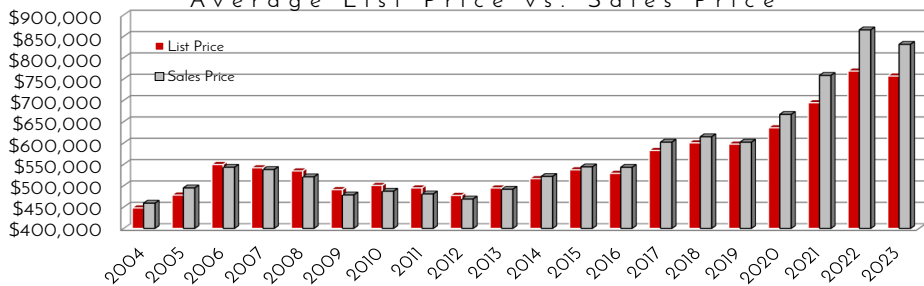
YTD	2023	2024	% Change
DOM	22	55	154.05%
Sales Price	\$684,836	\$669,187	-2.29%
LP:SP	101.11%	107.79%	6.61%
SP:AV	1.41	1.51	6.52%



YTD	2023	2024	% Change
# Units Sold	12	12	0.00%
Rate of Ab 3 Mo	1.38	0.92	-33.33%
Actives	24	16	-33.33%
Under Contracts	20	25	25.00%

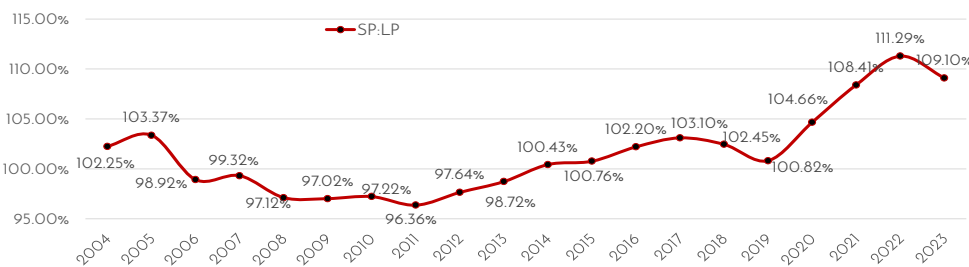
Maplewood Yearly Market Trends

Average List Price vs. Sales Price



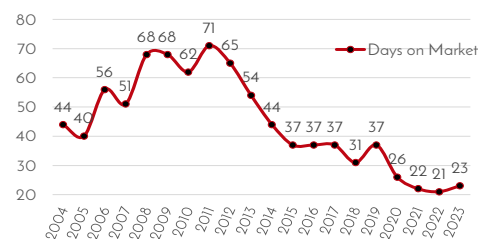
Maplewood Yearly Market Trends

Sales Price to List Price Ratios

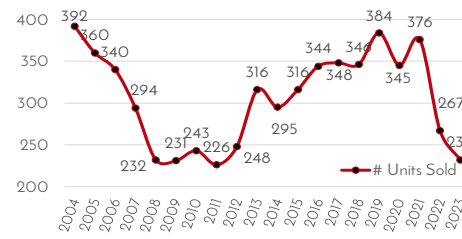


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401	\$768,529	\$756,909
SP	\$459,081	\$494,783	\$543,228	\$537,376	\$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	\$865,014	\$831,183

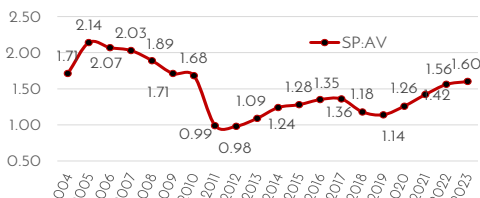
Average Days on Market



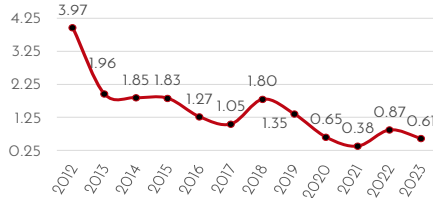
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.