

Maplewood

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	53A Meadowbrook Place	OneFloor	1	1.0	12	\$199,900	\$199,900	\$197,500	98.80%	\$132,400	1.49
2	72A Meadowbrook Place	OneFloor	1	1.0	13	\$187,500	\$187,500	\$201,000	107.20%	\$125,800	1.60
3	616 S Orange Avenue	HighRise	2	2.0	63	\$410,000	\$389,000	\$375,000	96.40%	\$305,000	1.23
4	2031 Ostwood Terrace	TwnEndUn	3	1.1	12	\$375,000	\$375,000	\$405,000	108.00%	\$186,300	2.17
5	616 S Orange Avenue	HighRise	2	2.0	11	\$419,000	\$419,000	\$440,000	105.01%	\$380,000	1.16
6	616 S Orange Avenue 7F	HighRise	2	2.1	25	\$575,000	\$575,000	\$570,000	99.13%	\$363,700	1.57
7	66 Peachtree Road	Colonial	3	2.0	14	\$529,000	\$529,000	\$611,000	115.50%	\$263,400	2.32
8	175 Indiana Street	Colonial	3	1.1	10	\$515,000	\$515,000	\$638,000	123.88%	\$289,500	2.20
9	28 William Street	Colonial	3	1.1	8	\$505,000	\$505,000	\$680,000	134.65%	\$376,800	1.80
10	451 Ridgewood Road	Custom	3	2.0	8	\$525,000	\$525,000	\$710,000	135.24%	\$630,500	1.13
11	17 Park Road	Colonial	4	1.1	0	\$550,000	\$550,000	\$775,000	140.91%	\$561,400	1.38
12	486 Summit Avenue	Victorian	6	3.0	0	\$900,000	\$900,000	\$815,000	90.56%	\$662,200	1.23
13	58 Yale Street	Colonial	4	2.0	12	\$825,000	\$825,000	\$830,000	100.61%	\$524,600	1.58
14	1 Ball Place	Colonial	4	2.2	13	\$775,000	\$775,000	\$852,000	109.94%	\$464,600	1.83
15	91 Parker Avenue	Colonial	5	3.2	9	\$849,000	\$849,000	\$856,000	100.82%	\$527,600	1.62
16	600 Valley Street	Colonial	4	2.0	17	\$799,000	\$799,000	\$888,000	111.14%	\$483,400	1.84
17	68 Pierson Road	Colonial	3	2.1	17	\$885,000	\$885,000	\$900,000	101.69%	\$629,500	1.43
18	36 Plymouth Avenue	Colonial	4	1.1	7	\$699,000	\$699,000	\$902,500	129.11%	\$536,000	1.68
19	60 S Mountain Avenue	Meditter	3	1.1	8	\$819,000	\$819,000	\$927,500	113.25%	\$587,600	1.58

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20	55 Park Avenue	Colonial	4	2.1	7	\$750,000	\$750,000	\$930,000	124.00%	\$528,100	1.76
21	50 Kendal Avenue	Colonial	4	2.0	9	\$869,000	\$869,000	\$945,000	108.75%	\$672,100	1.41
22	33 Highland Avenue	RanchExp	4	2.1	10	\$850,000	\$850,000	\$950,000	111.76%	\$541,400	1.75
23	153 Oakview Avenue	Colonial	4	2.1	9	\$950,000	\$950,000	\$1,170,000	123.16%	\$610,700	1.92
24	28 Garthwaite Terrace	Colonial	4	3.0	9	\$929,000	\$929,000	\$1,250,000	134.55%	\$609,700	2.05
25	583 Prospect Street	Colonial	5	3.2	12	\$1,200,000	\$1,200,000	\$1,250,000	104.17%	\$776,900	1.61
26	16 Courter Avenue	Colonial	4	2.2	15	\$969,000	\$969,000	\$1,265,000	130.55%	\$592,800	2.13
27	53 Plymouth Avenue	Colonial	4	2.2	8	\$969,000	\$969,000	\$1,265,000	130.55%	\$607,300	2.08
28	128 Maplewood Avenue	Colonial	5	2.1	15	\$1,125,000	\$1,125,000	\$1,415,000	125.78%	\$652,400	2.17
29	7 Park Road	Colonial	4	3.1	18	\$1,100,000	\$1,100,000	\$1,535,000	139.55%	\$711,200	2.16
AVERAGE					13	\$725,945	\$725,221	\$846,500	115.68%		1.72

"Active" Listings in Maplewood

Number of Units: 24
 Average List Price: \$736,804
 Average Days on Market: 27

"Under Contract" Listings in Maplewood

Number of Units: 58
 Average List Price: \$774,028
 Average Days on Market: 26

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								21
List Price	\$685,222	\$754,941	\$682,416	\$699,093	\$725,221								\$711,261
Sales Price	\$730,389	\$834,947	\$814,289	\$816,554	\$846,500								\$820,040
SP:LP%	104.64%	108.43%	114.99%	115.21%	115.68%								113.28%
SP to AV	1.43	1.31	1.61	1.59	1.72								1.59
# Units Sold	9	17	19	30	29								104
3 Mo Rate of Ab	0.68	1.00	1.36	0.92	0.57								0.91
Active Listings	20	20	17	20	24								20
Under Contracts	32	40	56	56	58								48

Flashback! YTD 2021 vs YTD 2022

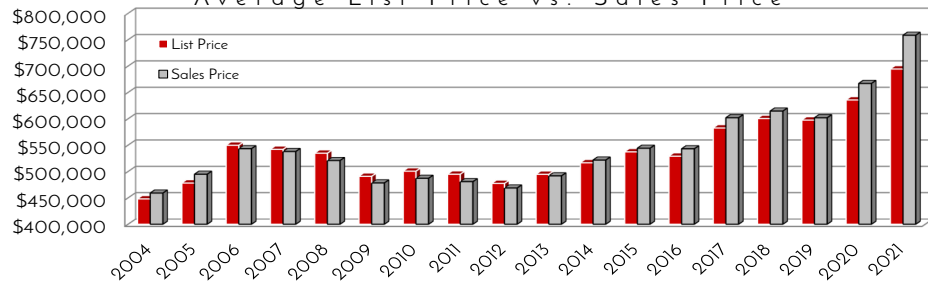
YTD	2021	2022	% Change
DOM	27	21	-22.96%
Sales Price	\$736,764	\$820,040	11.30%
LP:SP	108.23%	113.28%	4.66%
SP:AV	1.39	1.59	14.40%



YTD	2021	2022	% Change
# Units Sold	137	104	-24.09%
Rate of Ab 3 Mo	0.90	0.57	-36.67%
Actives	31	24	-22.58%
Under Contracts	82	58	-29.27%

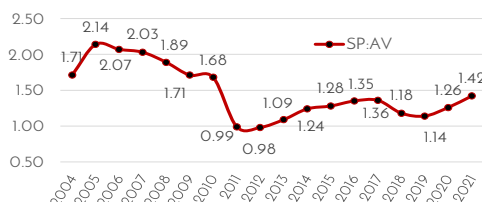
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

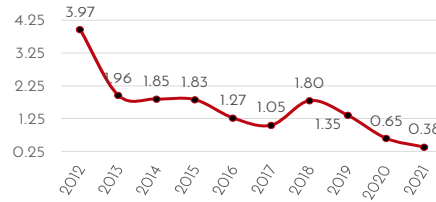


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$543,228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



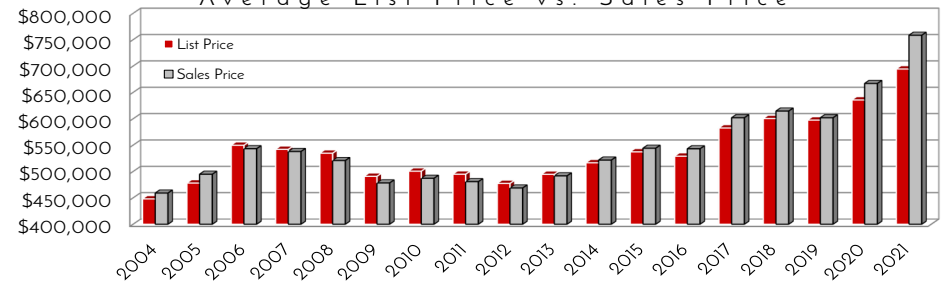
12 Month Rate of Absorption



Data only available until 2012

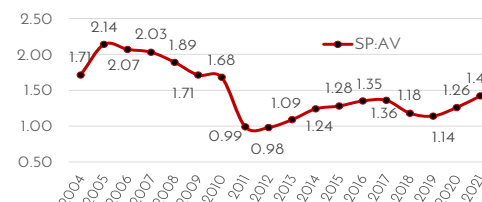
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

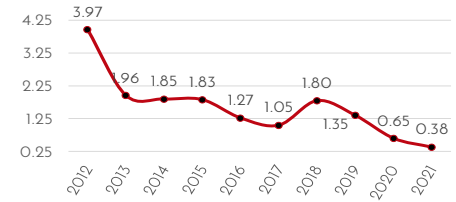


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Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



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