

Maplewood

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	465 Valley Street 2H	OneFloor	1	1.0	7	\$215,000	\$215,000	\$235,000	109.30%	\$142,100	1.65
2	616 S Orange Avenue 2G	HighRise	2	2.1	30	\$349,000	\$349,000	\$345,000	98.85%	\$338,900	1.02
3	70 Hillcrest Road	Colonial	3	2.0	9	\$419,000	\$419,000	\$460,000	109.79%	\$320,200	1.44
4	465 Valley Street 5L	OneFloor	3	2.0	7	\$475,000	\$475,000	\$485,000	102.11%	\$264,400	1.83
5	129 Rutgers Street	CapeCod	3	2.1	12	\$599,000	\$599,000	\$575,000	95.99%	\$308,800	1.86
6	154 Parker Avenue	Colonial	3	1.1	10	\$570,000	\$570,000	\$620,000	108.77%	\$336,000	1.85
7	17 Burroughs Way	Colonial	4	2.1	8	\$759,000	\$759,000	\$837,500	110.34%	\$564,000	1.48
8	38 Claremont Drive	Colonial	6	4.1	36	\$999,000	\$999,000	\$999,999	100.10%	\$760,100	1.32
9	32 Highland Avenue	Colonial	5	4.1	46	\$1,249,000	\$1,225,000	\$1,210,000	98.78%		
10	78 Oakview Avenue	Colonial	4	2.2	1	\$1,200,000	\$1,200,000	\$1,215,000	101.25%	\$735,200	1.65
11	41 Mountain Avenue	Colonial	4	2.2	43	\$1,295,000	\$1,295,000	\$1,245,000	96.14%	\$802,900	1.55
AVERAGE					19	\$739,000	\$736,818	\$747,954	102.86%		1.57

"Active" Listings in Maplewood

Number of Units: 30
 Average List Price: \$635,550
 Average Days on Market: 37

"Under Contract" Listings in Maplewood

Number of Units: 24
 Average List Price: \$821,746
 Average Days on Market: 29

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	17	18	28	19			23
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257	\$725,512	\$754,341	\$763,897	\$748,741	\$736,818			\$748,704
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470	\$824,000	\$873,858	\$872,367	\$787,112	\$747,954			\$828,516
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%	112.24%	115.17%	113.44%	104.49%	102.86%			109.69%
SP to AV	1.41	1.38	1.39	1.58	1.69	1.66	1.65	1.62	1.50	1.57			1.60
# Units Sold	12	10	9	20	23	33	29	31	17	11			195
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91	0.76	0.80	0.34	1.09	1.58			1.29
Active Listings	24	16	28	32	19	17	20	12	30	30			23
Under Contracts	20	20	35	45	57	46	38	23	17	24			33

Flashback! YTD 2022 vs YTD 2023

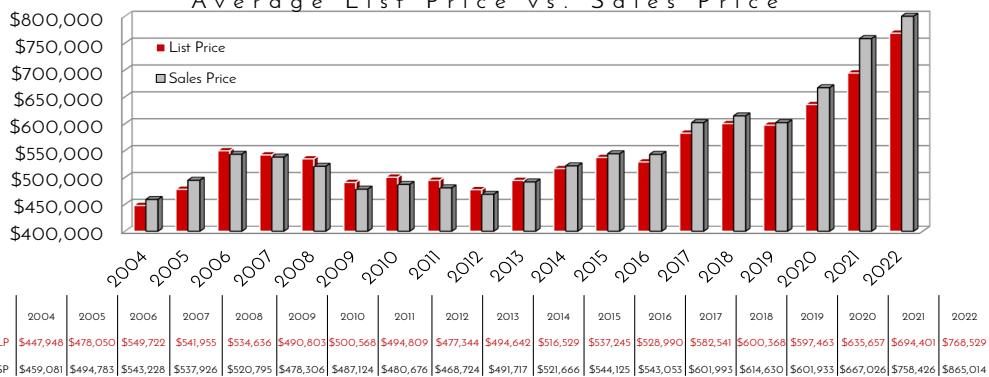
YTD	2022	2023	% Change
DOM	20	23	14.99%
Sales Price	\$872,029	\$828,516	-4.99%
LP:SP	112.21%	109.69%	-2.24%
SP:AV	1.58	1.60	1.25%



YTD	2022	2023	% Change
# Units Sold	230	195	-15.22%
Rate of Ab 3 Mo	0.99	1.29	29.94%
Actives	24	23	-3.80%
Under Contracts	41	33	-21.12%

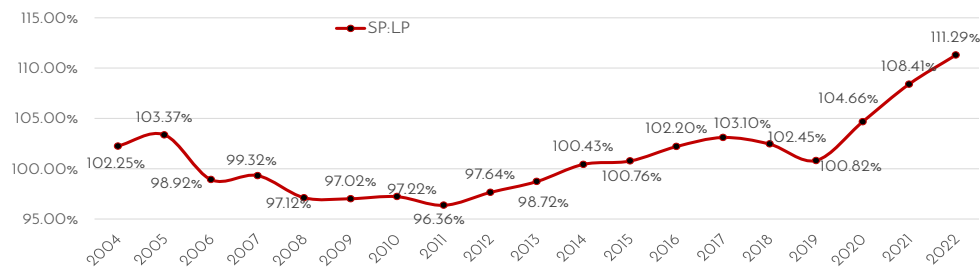
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

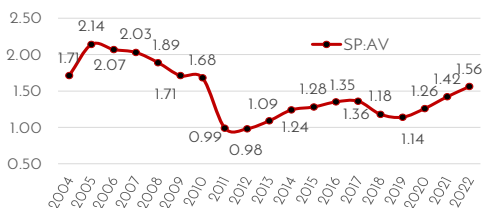


Maplewood Yearly Market Trends

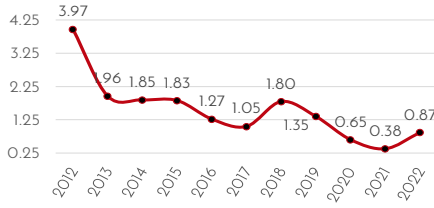
Sales Price to List Price Ratios



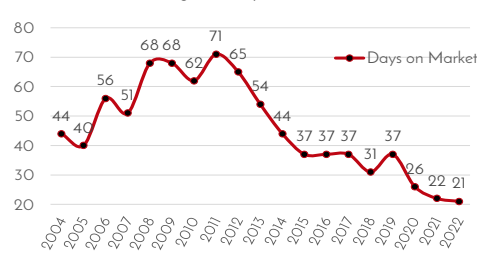
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

