

Maplewood

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	684 Irvington Avenue U2	TwnEndUn	2	1.0	17	\$345,000	\$345,000	\$340,000	98.55%	\$150,200	2.26
2	1677 Springfield Avenue U15	OneFloor	2	2.0	42	\$390,000	\$375,000	\$375,000	100.00%	\$264,600	1.42
3	465 Valley Street U7K	OneFloor	3	2.0	1	\$475,000	\$475,000	\$485,000	102.11%	\$281,100	1.73
4	149 Franklin Terrace	Colonial	3	2.0	16	\$549,999	\$549,999	\$560,000	101.82%	\$326,000	1.72
5	78 Boyden Avenue	Colonial	3	1.1	110	\$674,900	\$635,000	\$645,000	101.57%	\$379,100	1.70
6	26 Brookwood Drive	Colonial	3	2.1	38	\$694,900	\$649,900	\$730,000	112.32%	\$356,500	2.05
7	25 Princeton Street	Colonial	6	3.1	19	\$749,000	\$749,000	\$865,000	115.49%		
8	679 Prospect Street	Colonial	3	2.1	16	\$800,000	\$800,000	\$920,000	115.00%	\$499,700	1.84
9	110 Plymouth Avenue	Colonial	3	2.1	12	\$775,000	\$775,000	\$937,000	120.90%		
10	11-13 Maplewood Avenue	Colonial	3	2.0	7	\$859,000	\$859,000	\$1,110,000	129.22%	\$628,700	1.77
11	8 Evergreen Place	Colonial	4	2.1	8	\$899,000	\$899,000	\$1,200,000	133.48%	\$621,700	1.93
12	39 Kendal Avenue	Colonial	4	2.1	9	\$925,000	\$925,000	\$1,210,000	130.81%	\$660,100	1.83
13	53 Bowdoin Street	Colonial	5	2.2	10	\$1,100,000	\$1,100,000	\$1,325,000	120.45%	\$676,300	1.96
14	137 Maplewood Avenue	Colonial	5	2.1	8	\$1,299,000	\$1,299,000	\$1,625,000	125.10%	\$1,230,500	1.32
15	22 Fairview Terrace	Colonial	5	4.1	16	\$1,777,700	\$1,777,700	\$1,750,000	98.44%		
16	33 Oakview Avenue	Colonial	5	4.1	7	\$1,495,000	\$1,495,000	\$1,750,000	117.06%		
AVERAGE					21	\$863,031	\$856,787	\$989,188	113.90%		1.79

"Active" Listings in Maplewood

Number of Units: 17
 Average List Price: \$996,524
 Average Days on Market: 26

"Under Contract" Listings in Maplewood

Number of Units: 34
 Average List Price: \$858,612
 Average Days on Market: 25

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	23	21										31
List Price	\$612,650	\$830,944	\$856,787										\$782,987
Sales Price	\$669,187	\$911,944	\$989,188										\$875,484
SP:LP%	107.79%	108.84%	113.90%										110.33%
SP to AV	1.51	1.70	1.79										1.68
# Units Sold	12	18	16										46
3 Mo Rate of Ab	0.92	0.96	0.80										0.89
Active Listings	16	13	17										15
Under Contracts	25	29	34										29

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	37	31	-18.00%
Sales Price	\$736,764	\$875,484	18.83%
LP:SP	102.35%	110.33%	7.79%
SP:AV	1.40	1.68	20.33%

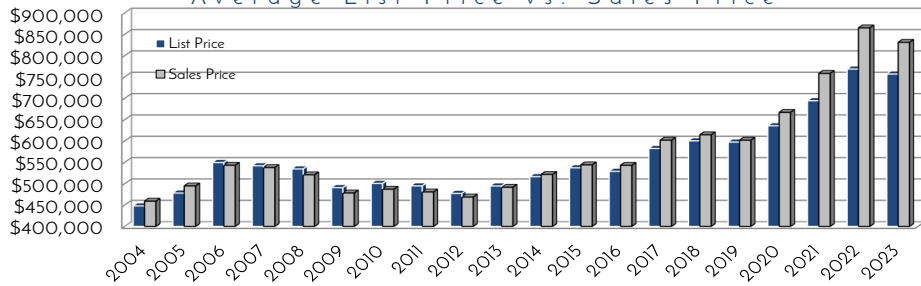
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	31	46	48.39%
Rate of Ab 3 Mo	1.73	0.89	-48.46%
Actives	23	15	-32.35%
Under Contracts	25	29	17.33%

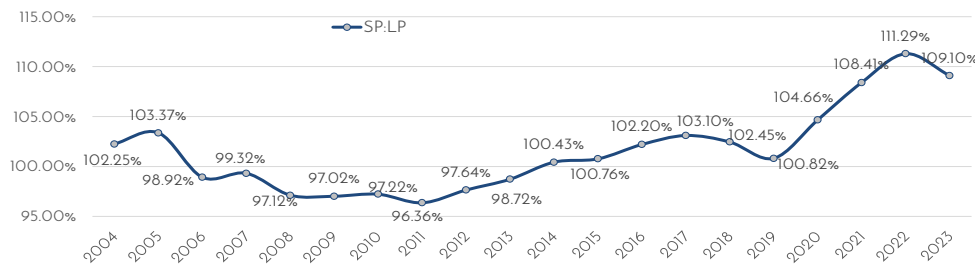
Maplewood Yearly Market Trends

Average List Price vs. Sales Price



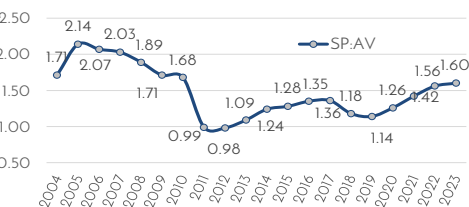
Maplewood Yearly Market Trends

Sales Price to List Price Ratios

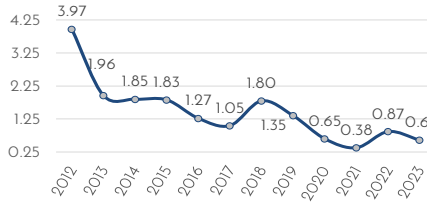


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401	\$768,529	\$756,909
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$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	\$865,014	\$831,183

Sales Price to Assessed Value Ratio

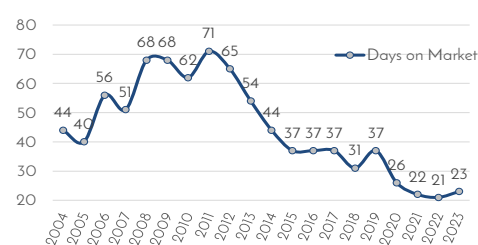


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

