

Maplewood

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Meadowbrook Place	MultiFlr	1	1.0	8	\$200,000	\$200,000	\$240,000	120.00%	\$130,300	1.84
2	18 Berkley Street	Colonial	4	2.0	6	\$399,000	\$399,000	\$420,000	105.26%	\$297,300	1.41
3	616 S Orange Avenue 3D	HighRise	2	2.0	140	\$550,000	\$465,000	\$445,000	95.70%	\$327,600	1.36
4	616 S Orange Avenue 5D	HighRise	2	2.1	57	\$450,000	\$450,000	\$450,000	100.00%	\$330,000	1.36
5	76 Orchard Road	Colonial	3	2.0	0	\$489,000	\$489,000	\$495,000	101.23%	\$337,900	1.46
6	12 Porter Road	Colonial	3	1.1	9	\$459,000	\$459,000	\$505,000	110.02%	\$287,700	1.76
7	11 Menzel Avenue	Colonial	3	2.1	22	\$539,000	\$539,000	\$545,000	101.11%	\$365,900	1.49
8	501 Boyden Avenue	HalfDupl	3	2.1	12	\$539,000	\$539,000	\$556,000	103.15%	\$308,700	1.80
9	53 Madison Avenue	Colonial	3	1.1	4	\$499,000	\$499,000	\$575,000	115.23%	\$460,900	1.25
10	58 Broadview Avenue	Colonial	3	1.0	7	\$499,000	\$499,000	\$587,000	117.64%	\$427,000	1.37
11	46 Hughes Street	Colonial	4	2.0	0	\$599,900	\$599,900	\$600,000	100.02%		
12	21 Overlook Terrace	Colonial	4	1.2	12	\$599,000	\$599,000	\$655,000	109.35%	\$358,700	1.83
13	694 Valley Street	Colonial	3	2.0	15	\$599,000	\$599,000	\$670,000	111.85%	\$430,500	1.56
14	2 Washington Park	Colonial	4	1.1	11	\$725,000	\$725,000	\$832,000	114.76%	\$577,500	1.44
15	26 Burnett Street	Colonial	4	2.0	19	\$799,000	\$799,000	\$855,000	107.01%	\$623,800	1.37
16	36 Highland Avenue	Colonial	3	2.1	9	\$869,000	\$869,000	\$880,000	101.27%	\$524,800	1.68
17	30 Berkshire Road	Colonial	4	1.1	2	\$745,000	\$745,000	\$915,000	122.82%	\$568,500	1.61
18	168 Parker Avenue	Colonial	3	2.0	9	\$689,000	\$689,000	\$920,000	133.53%		
19	44 Courter Avenue	Colonial	5	2.1	9	\$795,000	\$795,000	\$927,000	116.60%	\$579,000	1.60
20	103 Oakview Avenue	Colonial	4	2.1	30	\$949,000	\$949,000	\$964,875	101.67%	\$534,700	1.80

Maplewood

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	16 Brookside Road	Colonial	3	3.1	7	\$715,000	\$715,000	\$999,000	139.72%	\$619,800	1.61
22	515 Prospect Street	Colonial	5	2.1	9	\$825,000	\$825,000	\$999,999	121.21%	\$624,400	1.60
23	143 Oakview Avenue	Colonial	4	2.1	9	\$879,000	\$879,000	\$1,200,000	136.52%	\$583,200	2.06
24	28 Bowdoin Street	Colonial	4	2.1	13	\$899,000	\$899,000	\$1,300,000	144.61%	\$622,800	2.09
25	117 Cedar Lane	Colonial	4	3.1	9	\$899,000	\$899,000	\$1,310,000	145.72%	\$700,000	1.87
26	49 Plymouth Avenue	Colonial	4	2.1	9	\$979,000	\$979,000	\$1,404,000	143.41%	\$694,800	2.02
27	23 Roosevelt Road	SeeRem	5	3.2	16	\$1,399,000	\$1,399,000	\$1,527,000	109.15%	\$873,600	1.75
28	16 Tower Drive	Colonial	6	4.2	35	\$1,725,000	\$1,725,000	\$1,750,000	101.45%	\$1,129,100	1.55
29	36 Euclid Avenue	Colonial	5	4.1	11	\$1,649,000	\$1,649,000	\$1,815,000	110.07%	\$939,100	1.93
AVERAGE					17	\$757,272	\$754,341	\$873,858	115.17%		1.65

"Active" Listings in Maplewood

Number of Units: 20
 Average List Price: \$656,730
 Average Days on Market: 38

"Under Contract" Listings in Maplewood

Number of Units: 38
 Average List Price: \$766,784
 Average Days on Market: 20

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						24
List Price	\$678,658	\$902,820	\$546,778	\$829,600	\$738,257	\$725,512	\$754,341						\$746,197
Sales Price	\$684,836	\$950,500	\$568,519	\$921,725	\$830,470	\$824,000	\$873,858						\$830,212
SP:LP%	101.11%	103.16%	103.12%	109.58%	111.20%	112.24%	115.17%						110.04%
SP to AV	1.41	1.38	1.39	1.58	1.69	1.66	1.65						1.62
# Units Sold	12	10	9	20	23	33	29						136
3 Mo Rate of Ab	1.38	1.11	2.71	2.21	0.91	0.76	0.80						1.41
Active Listings	24	16	28	32	19	17	20						22
Under Contracts	20	20	35	45	57	46	38						37

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	24	24.97%
Sales Price	\$887,918	\$830,212	-6.50%
LP:SP	114.65%	110.04%	-4.02%
SP:AV	1.63	1.62	-1.05%

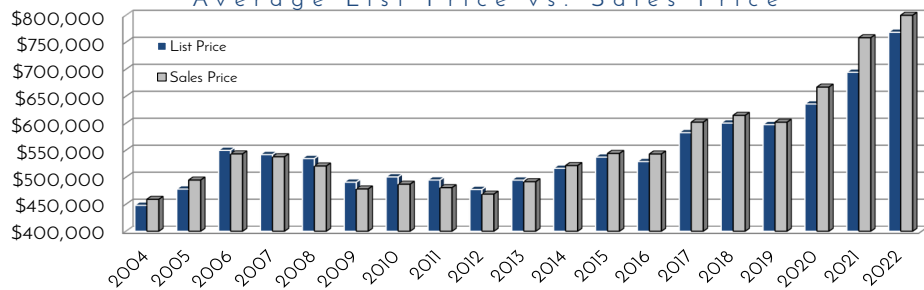
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	162	136	-16.05%
Rate of Ab 3 Mo	0.95	1.41	48.35%
Actives	23	22	-4.29%
Under Contracts	46	37	-18.69%

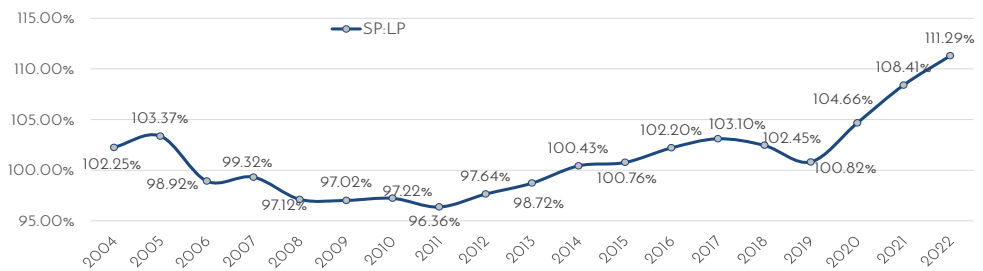
Maplewood Yearly Market Trends

Average List Price vs. Sales Price



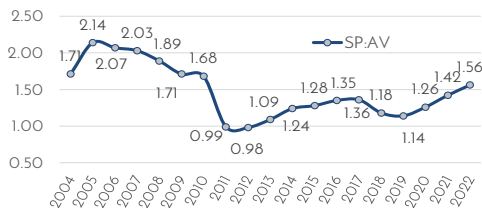
Maplewood Yearly Market Trends

Sales Price to List Price Ratios

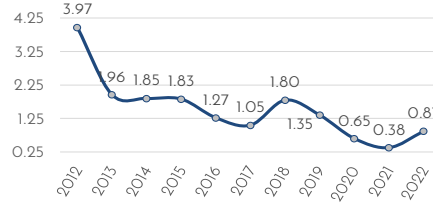


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401	\$768,529
SP	\$459,081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

Sales Price to Assessed Value Ratio

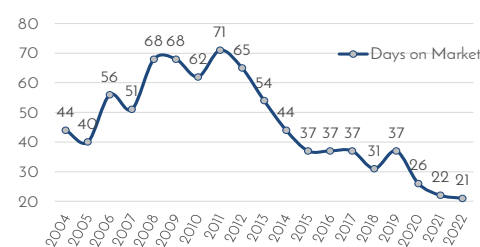


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

