

Maplewood

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	100 Jacoby Street	Colonial	3	1.0	32	\$425,000	\$425,000	\$450,000	105.88%	\$293,700	1.53
2	50 Menzel Avenue	Colonial	3	2.0	45	\$549,000	\$549,000	\$590,000	107.47%	\$340,100	1.73
3	43 Orchard Road	Colonial	3	2.1	9	\$625,000	\$625,000	\$675,000	108.00%	\$421,500	1.60
4	119 Midland Boulevard	Colonial	3	1.1	15	\$629,000	\$629,000	\$680,000	108.11%	\$405,800	1.68
5	8 Colgate Road	Colonial	3	1.1	8	\$625,000	\$625,000	\$699,999	112.00%	\$493,900	1.42
6	17 Orchard Road	Colonial	3	1.0	12	\$699,000	\$699,000	\$720,000	103.00%	Renovated	
7	49 Fernwood Road	SeeRem	3	2.1	12	\$649,000	\$649,000	\$720,000	110.94%	\$397,600	1.81
8	128 Midland Boulevard	Colonial	3	1.2	1	\$749,000	\$749,000	\$800,000	106.81%	\$418,500	1.91
9	10 Lincoln Place	Colonial	4	1.1	13	\$799,000	\$799,000	\$940,000	117.65%	\$565,700	1.66
10	115 Union Avenue	Colonial	4	3.1	15	\$899,900	\$899,900	\$950,000	105.57%	Renovated	
11	21 Berkshire Road	Colonial	4	2.1	26	\$965,000	\$965,000	\$965,000	100.00%	\$588,500	1.64
12	5 Lewis Drive	Colonial	4	3.0	35	\$999,000	\$919,000	\$970,900	105.65%	\$735,900	1.32
13	12 Burr Road	Colonial	4	2.1	8	\$789,000	\$789,000	\$985,000	124.84%	\$532,400	1.85
14	225 Wyoming Avenue	Colonial	5	3.1	44	\$1,099,000	\$1,099,000	\$1,075,000	97.82%	\$1,240,400	0.87
15	455 Ridgewood Road	Colonial	4	2.0	85	\$899,000	\$899,000	\$1,100,000	122.36%	\$733,400	1.50
16	16 Clinton Avenue	Colonial	4	2.1	11	\$850,000	\$850,000	\$1,118,000	131.53%	\$612,900	1.82
17	34 New England Road	Colonial	4	2.2	15	\$939,000	\$939,000	\$1,250,000	133.12%	\$1,032,300	1.21
18	38 Maplewood Avenue	Colonial	4	2.1	10	\$925,000	\$925,000	\$1,257,000	135.89%	\$662,200	1.90
19	3 Tuscan Road	RanchExp	3	3.0	12	\$995,000	\$995,000	\$1,276,013	128.24%	Renovated	
20	16 Fairview Terrace	RanchExp	5	3.0	8	\$1,179,000	\$1,179,000	\$1,349,100	114.43%	\$809,800	1.67
21	157 Wyoming Avenue	Tudor	4	2.1	8	\$1,195,000	\$1,195,000	\$1,420,000	118.83%	\$812,700	1.75
22	37 Crestwood Drive	Colonial	6	4.1	9	\$1,525,000	\$1,525,000	\$1,580,000	103.61%	\$998,200	1.58
23	20 Hickory Drive	Victrian	6	3.1	9	\$1,649,000	\$1,649,000	\$1,850,000	112.19%	\$925,000	2.00
AVERAGE					19	\$898,126	\$894,648	\$1,018,305	113.65%		1.62

"Active" Listings in Maplewood

Number of Units: 22
 Average List Price: \$670,218
 Average Days on Market: 50

"Under Contract" Listings in Maplewood

Number of Units: 16
 Average List Price: \$670,731
 Average Days on Market: 38

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	20	25	15	20	19					22
List Price	\$612,650	\$830,944	\$856,787	\$904,840	\$858,104	\$931,597	\$830,067	\$894,648					\$858,387
Sales Price	\$669,187	\$911,944	\$989,188	\$1,051,857	\$979,592	\$1,057,107	\$923,798	\$1,018,305					\$971,736
SP:LP%	107.79%	108.84%	113.90%	114.91%	114.80%	113.96%	111.46%	113.65%					112.80%
SP to AV	1.51	1.70	1.79	1.71	1.83	1.87	1.72	1.62					1.75
# Units Sold	12	18	16	20	26	35	30	23					180
3 Mo Rate of Ab	0.92	0.96	0.80	1.38	1.10	0.86	0.55	0.79					0.92
Active Listings	16	13	17	26	23	22	14	22					19
Under Contracts	25	29	34	50	54	34	32	16					34

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	23	22	-2.75%
Sales Price	\$838,037	\$971,736	15.95%
LP:SP	110.67%	112.80%	1.92%
SP:AV	1.62	1.75	8.11%

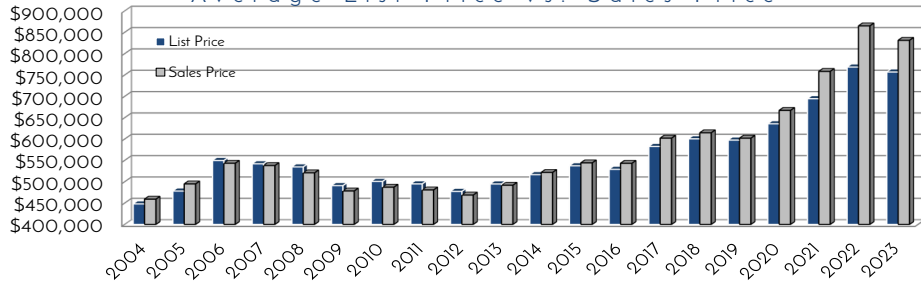
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	167	180	7.78%
Rate of Ab 3 Mo	1.28	0.92	-27.98%
Actives	21	19	-8.93%
Under Contracts	36	34	-3.52%

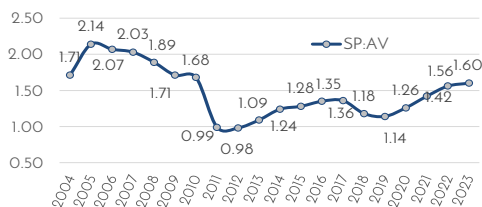
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

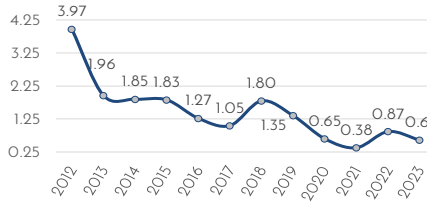


Year	LP	SP
2004	\$447,948	\$459,081
2005	\$478,050	\$494,783
2006	\$549,722	\$543,228
2007	\$531,955	\$537,926
2008	\$534,636	\$520,795
2009	\$490,803	\$478,306
2010	\$500,568	\$487,124
2011	\$494,809	\$480,676
2012	\$477,344	\$468,724
2013	\$494,642	\$491,717
2014	\$516,529	\$521,666
2015	\$537,245	\$544,125
2016	\$528,990	\$543,053
2017	\$582,541	\$600,993
2018	\$600,368	\$614,630
2019	\$597,463	\$601,933
2020	\$635,657	\$667,026
2021	\$694,401	\$758,426
2022	\$768,529	\$865,014
2023	\$756,909	\$831,183

Sales Price to Assessed Value Ratio



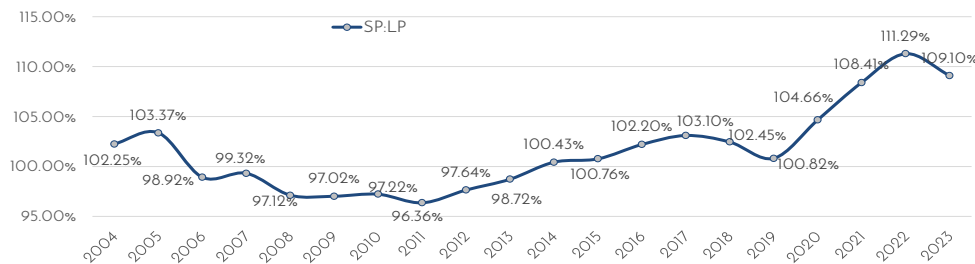
12 Month Rate of Absorption



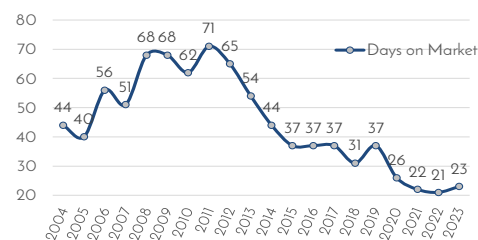
Data only available until 2012

Maplewood Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

