

# Maplewood

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	141 Jacoby Street	Detached	3	1.0	47	\$419,000	\$419,000	\$430,000	102.63%	\$373,600	1.15
2	54 Hughes Street	Colonial	4	2.0	11	\$560,000	\$560,000	\$585,000	104.46%	\$481,400	1.22
3	79 Midland Boulevard	Colonial	4	1.1	36	\$599,900	\$599,900	\$605,000	100.85%	\$662,000	0.91
4	10 Maplewood Avenue	SplitLev	4	3.1	13	\$599,000	\$599,000	\$720,000	120.20%	\$834,200	0.86
5	22 Saint Lawrence Avenue	Colonial	3	1.1	44	\$750,000	\$750,000	\$825,000	110.00%	\$924,800	0.89
6	35 Orchard Road	Colonial	4	2.1	9	\$749,000	\$749,000	\$832,500	111.15%	Renovated	
7	440 Elmwood Avenue	Colonial	3	2.1	16	\$750,000	\$750,000	\$850,000	113.33%	\$772,500	1.10
8	12 Buckingham Garden Pkwy	Colonial	3	2.0	31	\$875,000	\$875,000	\$877,187	100.25%	\$748,500	1.17
9	34 Kendal Avenue	Colonial	4	3.0	78	\$988,000	\$939,000	\$910,000	96.91%	\$1,145,700	0.79
10	18 S Pierson Road	Colonial	4	1.1	11	\$799,000	\$799,000	\$999,000	125.03%	\$776,800	1.29
11	5 Carleton Court	Colonial	3	1.1	11	\$825,000	\$825,000	\$999,999	121.21%	Renovated	
12	46 Burnet Street	Victrian	3	2.1	9	\$995,000	\$995,000	\$1,040,000	104.52%	\$1,040,500	1.00
13	56 Yale Street	Colonial	4	3.1	11	\$1,095,000	\$1,095,000	\$1,175,000	107.31%	\$796,900	1.47
14	641 Ridgewood Road	Colonial	4	3.1	20	\$1,285,000	\$1,285,000	\$1,285,000	100.00%	\$1,257,600	1.02
15	180 Wyoming Avenue	Colonial	5	3.2	12	\$1,199,000	\$1,199,000	\$1,301,000	108.51%	\$1,329,000	0.98
16	115 Cedar Lane	SplitLev	4	2.2	10	\$939,000	\$939,000	\$1,420,000	151.22%	\$1,056,600	1.34
17	32 Maplewood Avenue	Colonial	5	3.1	44	\$1,495,000	\$1,474,000	\$1,600,000	108.55%	New	
18	574 Ridgewood Road	Colonial	6	3.2	18	\$2,450,000	\$2,450,000	\$2,400,000	97.96%	\$2,107,800	1.14
AVERAGE					24	\$965,106	\$961,217	\$1,047,483	110.23%		1.09

### "Active" Listings in Maplewood

Number of Units: 6  
 Average List Price: \$1,179,000  
 Average Days on Market: 39

### "Under Contract" Listings in Maplewood

Number of Units: 24  
 Average List Price: \$821,333  
 Average Days on Market: 32

# 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	26	42	18	24	23
List Price	\$612,650	\$830,944	\$856,787	\$904,840	\$858,104	\$931,597	\$830,067	\$894,648	\$680,054	\$746,917	\$858,831	\$961,217	\$842,540
Sales Price	\$669,187	\$911,944	\$989,188	\$1,051,857	\$979,592	\$1,057,107	\$923,798	\$1,018,305	\$740,639	\$787,375	\$960,276	\$1,047,483	\$947,810
SP:LP%	107.79%	108.84%	113.90%	114.91%	114.80%	113.96%	111.46%	113.65%	107.15%	105.44%	110.62%	110.23%	111.86%
SP to AV	1.51	1.70	1.79	1.71	1.83	1.87	1.72	1.62	1.42	1.28	1.30	1.09	1.65
# Units Sold	12	18	16	20	26	35	30	23	13	12	25	18	248
3 Mo Rate of Ab	0.92	0.96	0.80	1.38	1.10	0.86	0.55	0.79	1.12	1.89	1.12	0.27	0.98
Active Listings	16	13	17	26	23	22	14	22	30	25	18	6	19
Under Contracts	25	29	34	50	54	34	32	16	33	33	29	24	33

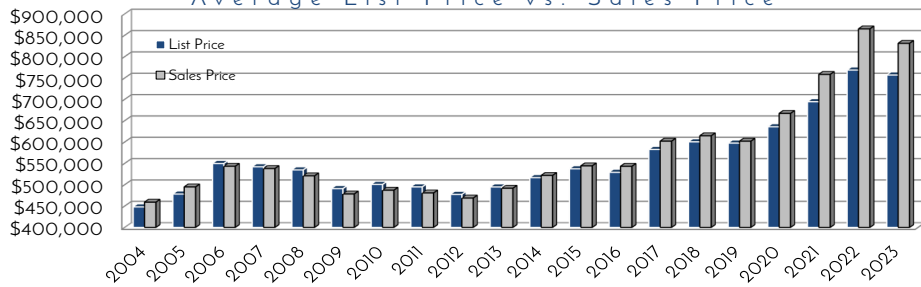
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	23	23	-0.50%
Sales Price	\$831,183	\$947,810	14.03%
LP:SP	109.10%	111.86%	2.54%
SP:AV	1.60	1.65	2.66%

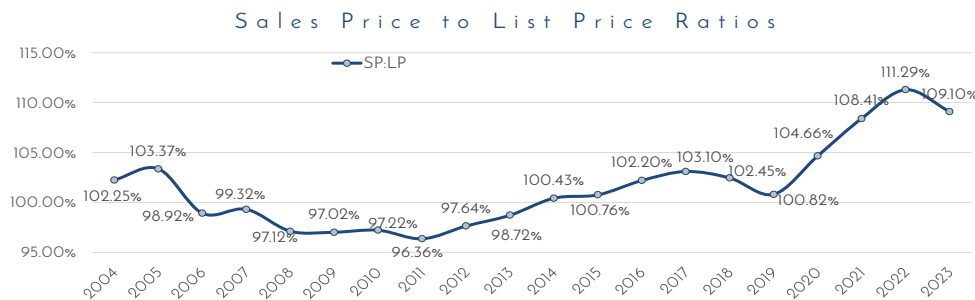
Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	232	248	6.90%
Rate of Ab 3 Mo	1.26	0.98	-22.43%
Actives	22	19	-11.45%
Under Contracts	31	33	6.79%

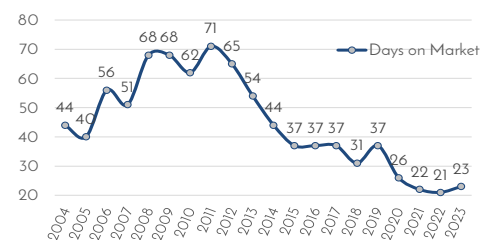
## Maplewood Yearly Market Trends Average List Price vs. Sales Price



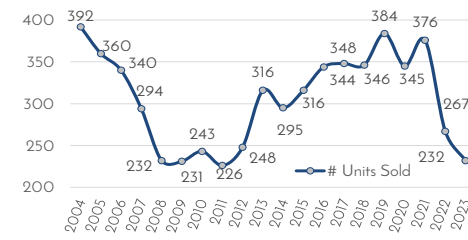
## Maplewood Yearly Market Trends Sales Price to List Price Ratios



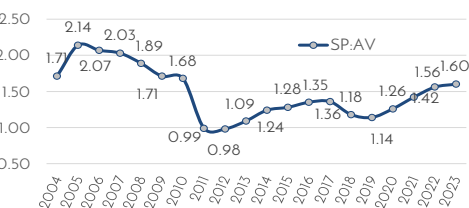
## Average Days on Market



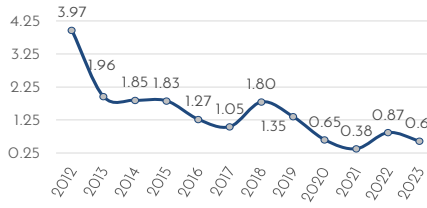
## Number of Units Sold



## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



Data only available until 2012