

# Maplewood

## May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	53A Meadowbrook Place	OneFloor	1	1.0	14	\$250,000	\$250,000	\$250,000	100.00%	\$132,400	1.89
2	60B Newark Way	HalfDupl	2	1.1	8	\$279,800	\$279,800	\$345,000	123.30%	\$152,300	2.27
3	790 Prospect Street	Colonial	3	1.0	187	\$435,000	\$399,000	\$399,000	100.00%	\$270,000	1.48
4	150 Lexington Avenue	Colonial	2	1.0	30	\$480,000	\$480,000	\$420,000	87.50%	\$307,500	1.37
5	12 Union Avenue	Colonial	3	1.1	119	\$575,000	\$525,000	\$485,000	92.38%	\$405,100	1.20
6	35 Orchard Road	Colonial	3	1.1	21	\$549,000	\$499,000	\$508,000	101.80%	\$312,400	1.63
7	82 Boyden Avenue	Colonial	3	2.1	13	\$599,000	\$599,000	\$743,000	124.04%	\$359,400	2.07
8	50 Hudson Avenue	Colonial	3	1.1	8	\$699,000	\$699,000	\$815,000	116.60%	\$406,500	2.00
9	26 E Cedar Lane	CapeCod	4	2.0	8	\$719,000	\$719,000	\$838,000	116.55%	\$424,300	1.98
10	60 Yale Street	Colonial	3	1.1	11	\$750,000	\$750,000	\$841,000	112.13%	\$823,300	1.02
11	31-33 Concord Avenue	SplitLev,	4	2.0	9	\$679,000	\$679,000	\$842,000	124.01%	\$402,700	2.09
12	513 Richmond Avenue	Colonial	3	2.1	14	\$849,900	\$849,900	\$1,035,000	121.78%	\$650,100	1.59
13	523 Summit Avenue	Colonial	3	2.1	14	\$875,000	\$875,000	\$1,073,000	122.63%	\$520,400	2.06
14	119 Union Avenue	Colonial	4	3.1	9	\$895,000	\$895,000	\$1,110,000	124.02%	\$1,016,900	1.09
15	20 Broadview Avenue	Colonial	3	1.1	8	\$729,000	\$729,000	\$1,111,000	152.40%	\$458,000	2.43
16	9 Oberlin Street	Colonial	4	2.1	14	\$819,000	\$819,000	\$1,125,000	137.36%	\$533,200	2.11
17	13 East Cedar Lane	Colonial	4	2.1	9	\$899,000	\$899,000	\$1,125,000	125.14%	\$476,300	2.36
18	547 Prospect Street	Colonial	3	2.1	7	\$879,000	\$879,000	\$1,150,000	130.83%	\$711,000	1.62
19	54 Kendal Avenue	Colonial	4	3.0	20	\$1,100,000	\$1,100,000	\$1,160,000	105.45%	\$713,300	1.63
20	10 Oakview Avenue	Colonial	4	1.1	10	\$899,000	\$899,000	\$1,200,000	133.48%	\$533,800	2.25

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21	18 Hubert Place	Colonial	5	3.1	7	\$1,099,000	\$1,099,000	\$1,232,000	112.10%	\$655,500	1.88
22	8 Crestwood Drive	Tudor	5	3.1	22	\$1,299,000	\$1,299,000	\$1,299,000	100.00%	\$776,800	1.67
23	562-564 Prospect Street	RanchExp	4	3.1	8	\$1,195,000	\$1,195,000	\$1,387,400	116.10%	\$599,500	2.31
24	85 Maplewood Avenue	Colonial	6	3.2	9	\$1,400,000	\$1,400,000	\$1,422,000	101.57%	\$826,900	1.72
25	122 Wyoming Avenue	Colonial	5	5.1	25	\$1,695,000	\$1,695,000	\$1,750,000	103.24%	\$819,100	2.14
26	697 Prospect Street	Custom	6	4.1	36	\$1,999,000	\$1,799,000	\$1,804,000	100.28%	New	
<b>AVERAGE</b>					25	\$871,027	\$858,104	\$979,592	114.80%		1.83

### "Active" Listings in Maplewood

Number of Units: 23  
 Average List Price: \$810,213  
 Average Days on Market: 31

### "Under Contract" Listings in Maplewood

Number of Units: 54  
 Average List Price: \$929,611  
 Average Days on Market: 17

# 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								27
List Price	\$612,650	\$830,944	\$856,787	\$904,840	\$858,104								\$830,705
Sales Price	\$669,187	\$911,944	\$989,188	\$1,051,857	\$979,592								\$943,248
SP:LP%	107.79%	108.84%	113.90%	114.91%	114.80%								112.59%
SP to AV	1.51	1.70	1.79	1.71	1.83								1.74
# Units Sold	12	18	16	20	26								92
3 Mo Rate of Ab	0.92	0.96	0.80	1.38	1.10								1.03
Active Listings	16	13	17	26	23								19
Under Contracts	25	29	34	50	54								38

## Flashback! YTD 2023 vs YTD 2024

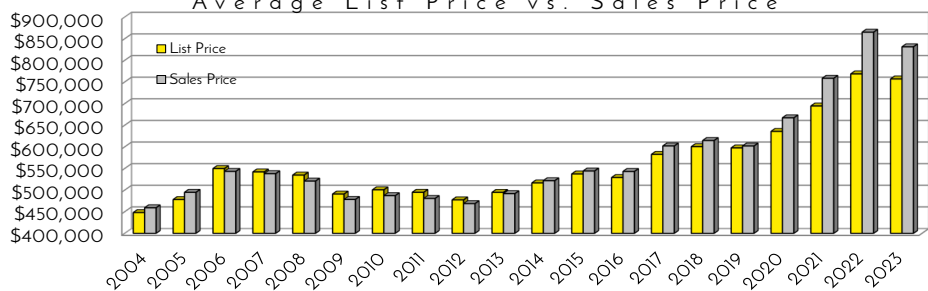
YTD	2023	2024	% Change
DOM	30	27	-9.95%
Sales Price	\$815,878	\$943,248	15.61%
LP:SP	107.06%	112.59%	5.17%
SP:AV	1.54	1.74	12.93%



YTD	2023	2024	% Change
# Units Sold	74	92	24.32%
Rate of Ab 3 Mo	1.66	1.03	-37.98%
Actives	24	19	-20.17%
Under Contracts	35	38	8.47%

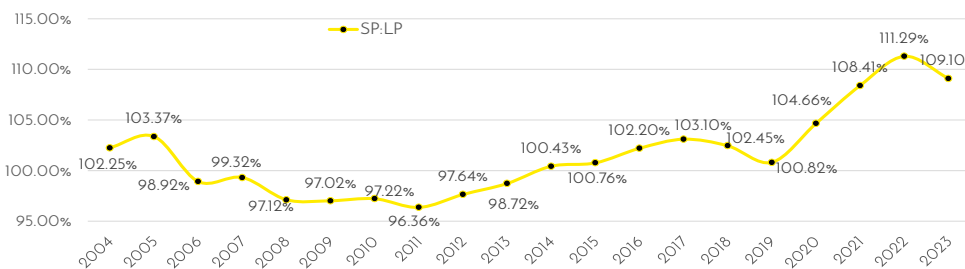
### Maplewood Yearly Market Trends

Average List Price vs. Sales Price

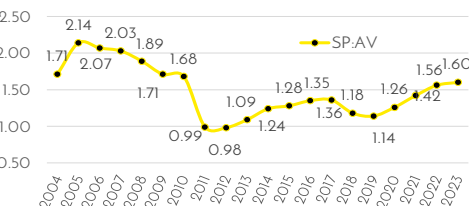


### Maplewood Yearly Market Trends

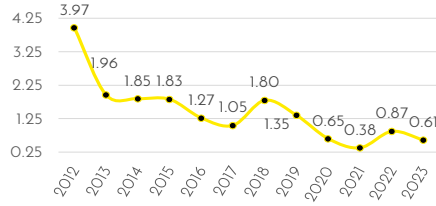
Sales Price to List Price Ratios



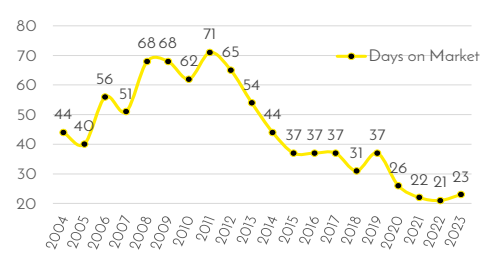
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

