

Maplewood

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	55B Meadowbrook Place	OneFloor	1	1.0	11	\$229,900	\$229,900	\$244,215	106.23%	\$118,100	2.07
2	48A Meadowbrook Place	OneFloor	1	1.0	28	\$259,999	\$259,999	\$262,000	100.77%	\$126,800	2.07
3	465 Valley Street 5B	OneFloor	2	2.0	1	\$370,000	\$370,000	\$370,000	100.00%	\$244,400	1.51
4	192 Burnett Avenue U13	OneFloor	2	2.0	9	\$349,000	\$349,000	\$386,800	110.83%	\$130,500	2.96
5	616 S Orange Avenue 2E	OneFloor	2	2.0	23	\$500,000	\$500,000	\$500,000	100.00%	\$380,000	1.32
6	16 Orchard Road	Colonial	4	2.0	9	\$539,999	\$539,999	\$617,000	114.26%	\$360,000	1.71
7	26 William Street	Colonial	3	1.1	10	\$539,000	\$539,000	\$635,000	117.81%	\$362,900	1.75
8	15-17 Ohio Street	Colonial	3	2.1	9	\$649,000	\$649,000	\$700,000	107.86%	\$312,400	2.24
9	77 Franklin Avenue	Colonial	4	1.1	9	\$615,000	\$615,000	\$703,000	114.31%	\$327,400	2.15
10	93 Midland Boulevard	Tudor	3	1.1	10	\$619,000	\$610,000	\$760,000	124.59%	\$418,800	1.81
11	33 Elberta Road	Colonial	3	1.1	19	\$700,000	\$700,000	\$775,000	110.71%	\$473,300	1.64
12	48 Hudson Avenue	Colonial	4	1.1	10	\$710,000	\$710,000	\$861,000	121.27%	\$419,200	2.05
13	168 Oakland Road	Colonial	3	1.1	10	\$799,000	\$799,000	\$902,000	112.89%	\$509,800	1.77
14	51 Burroughs Way	Colonial	4	3.1	20	\$899,000	\$899,000	\$940,000	104.56%	\$593,700	1.58
15	669 Prospect Street	Colonial	5	2.1	22	\$925,000	\$875,000	\$965,000	110.29%	\$687,700	1.40
16	507 Richmond Avenue	Colonial	3	2.1	9	\$849,000	\$849,000	\$999,999	117.79%	\$514,300	1.94
17	196 Oakland Road	Colonial	4	2.2	24	\$969,000	\$969,000	\$1,050,000	108.36%	\$685,600	1.53
18	17 Midland Bouelvard	Colonial	3	2.0	9	\$849,000	\$849,000	\$1,115,000	131.33%	\$558,900	1.99
19	28 Collinwood Road	Colonial	3	1.1	8	\$850,000	\$850,000	\$1,150,000	135.29%	\$645,200	1.78
20	3 Rutgers Street	Colonial	4	2.1	7	\$850,000	\$850,000	\$1,170,100	137.66%	\$658,900	1.78

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21	22 Ball Terrace	Colonial	5	3.1	15	\$899,000	\$899,000	\$1,186,000	131.92%	\$569,700	2.08
22	141 Lenox Terrace	Colonial	4	3.2	29	\$1,125,000	\$1,125,000	\$1,220,000	108.44%	\$643,800	1.89
23	649 Prospect Street	Colonial	5	4.1	35	\$1,350,000	\$1,350,000	\$1,245,000	92.22%	\$1,096,700	1.14
24	60 Maplewood Avenue	SeeRem	4	3.1	33	\$1,250,000	\$1,250,000	\$1,300,000	104.00%	\$544,000	2.39
25	6 Osborne Terrace	Colonial	4	2.1	9	\$1,209,000	\$1,209,000	\$1,300,000	107.53%	\$559,200	2.32
26	11 New England Road	Tudor	4	3.1	10	\$929,000	\$929,000	\$1,307,621	140.76%	\$676,800	1.93
27	251 Wyoming Avenue	Colonial	5	4.1	13	\$1,299,000	\$1,299,000	\$1,400,000	107.78%	\$792,800	1.77
28	36 Claremont Avenue	Colonial	4	2.2	51	\$1,495,000	\$1,495,000	\$1,450,000	96.99%	\$966,200	1.50
29	25 Hickory Drive	Colonial	6	2.2	9	\$1,295,000	\$1,295,000	\$1,455,000	112.36%	\$837,300	1.74
30	6 Park Avenue	Colonial	4	2.2	10	\$1,299,000	\$1,299,000	\$1,500,000	115.47%	\$733,200	2.05
31	41 Crestwood Drive	Colonial	6	3.1	22	\$1,675,000	\$1,495,000	\$1,500,000	100.33%	\$963,000	1.56
32	19 Lewis Drive	Colonial	5	3.2	8	\$1,200,000	\$1,200,000	\$1,510,019	125.83%	\$725,600	2.08
33	12 Brookside Road	Colonial	5	4.1	10	\$1,199,000	\$1,199,000	\$1,700,000	141.78%	\$793,200	2.14
34	27 South Crescent	Colonial	5	3.1	7	\$1,625,000	\$1,625,000	\$1,869,000	115.02%	\$1,003,900	1.86
35	29 Fairview Terrace	Contemp	4	2.0	8	\$1,925,000	\$1,925,000	\$1,950,000	101.30%	Renovated	
AVERAGE					15	\$938,426	\$931,597	\$1,057,107	113.96%		1.87

"Active" Listings in Maplewood

Number of Units: 22
 Average List Price: \$688,663
 Average Days on Market: 43

"Under Contract" Listings in Maplewood

Number of Units: 34
 Average List Price: \$846,856
 Average Days on Market: 22

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							23
List Price	\$612,650	\$830,944	\$856,787	\$904,840	\$858,104	\$931,597							\$858,510
Sales Price	\$669,187	\$911,944	\$989,188	\$1,051,857	\$979,592	\$1,057,107							\$974,626
SP:LP%	107.79%	108.84%	113.90%	114.91%	114.80%	113.96%							112.96%
SP to AV	1.51	1.70	1.79	1.71	1.83	1.87							1.78
# Units Sold	12	18	16	20	26	35							127
3 Mo Rate of Ab	0.92	0.96	0.80	1.38	1.10	0.86							1.00
Active Listings	16	13	17	26	23	22							20
Under Contracts	25	29	34	50	54	34							38

Flashback! YTD 2023 vs YTD 2024

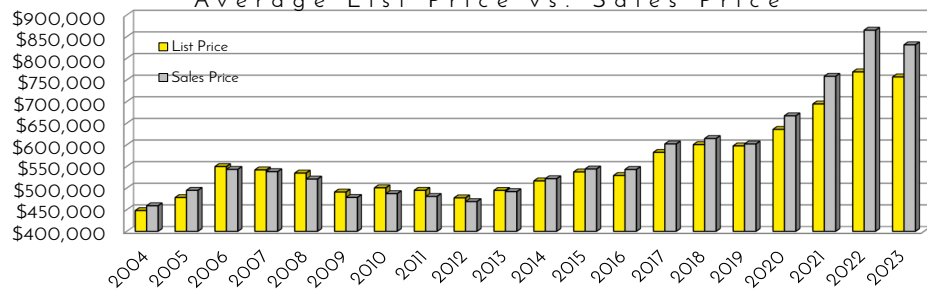
YTD	2023	2024	% Change
DOM	26	23	-8.88%
Sales Price	\$818,383	\$974,626	19.09%
LP:SP	108.65%	112.96%	3.97%
SP:AV	1.61	1.78	10.58%



YTD	2023	2024	% Change
# Units Sold	107	127	18.69%
Rate of Ab 3 Mo	1.51	1.78	17.47%
Actives	23	20	-13.97%
Under Contracts	37	38	1.35%

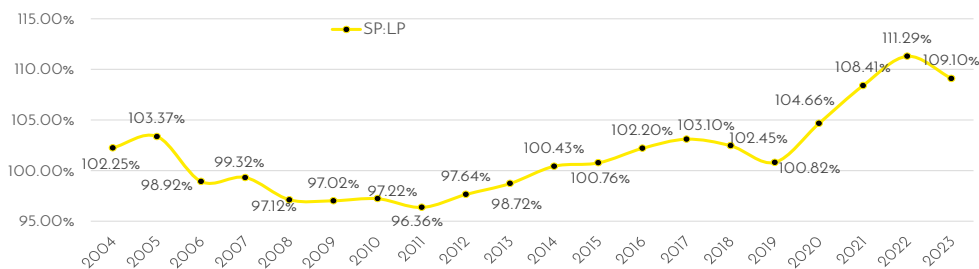
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

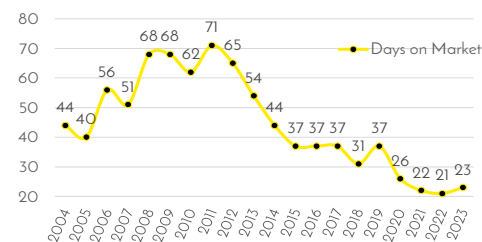


Maplewood Yearly Market Trends

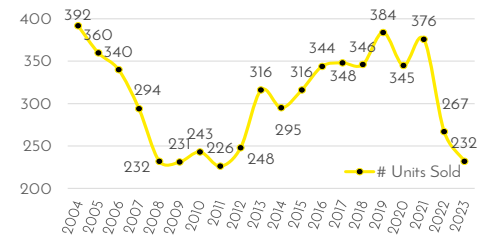
Sales Price to List Price Ratios



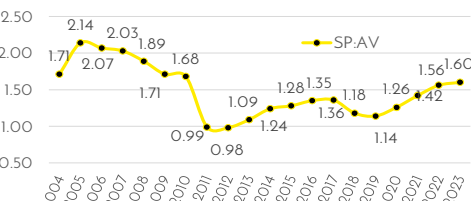
Average Days on Market



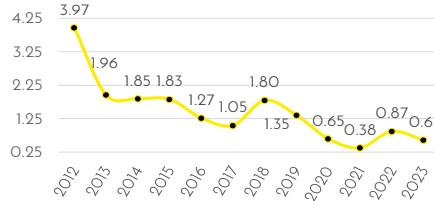
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012