

Maplewood

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Meadowbrook Place	Cottage	2	1.0	1	\$175,000	\$175,000	\$175,000	100.00%	\$331,900	0.53
2	73 Hughes Street	Colonial	3	2.0	144	\$475,000	\$475,000	\$430,000	90.53%	\$271,200	1.59
3	775 Prospect Street	Colonial	3	1.0	19	\$449,900	\$449,900	\$445,000	98.91%	\$274,100	1.62
4	119 Midland Boulevard	Colonial	3	1.1	71	\$549,900	\$549,300	\$540,000	98.31%	\$349,400	1.55
5	32 Highland Avenue	Colonial	4	2.1	130	\$695,000	\$695,000	\$690,000	99.28%	\$603,200	1.14
6	37 Hilton Avenue	Bi-Level	3	3.0	63	\$650,000	\$650,000	\$700,000	107.69%		
7	30 Mountain Avenue	Colonial	6	3.1	29	\$799,000	\$799,000	\$840,000	105.13%	\$787,400	1.07
8	77 Durand Road	Colonial	6	4.2	49	\$1,990,000	\$1,990,000	\$1,860,000	93.47%	\$1,043,900	1.78
9	41 Hickory Drive	Colonial	5	3.2	8	\$1,450,000	\$1,450,000	\$1,900,000	131.03%	\$1,077,400	1.76
10	17 Park Road	Colonial	5	4.1	10	\$1,795,000	\$1,795,000	\$1,925,000	107.24%		
AVERAGE					52	\$902,880	\$902,820	\$950,500	103.16%		1.38

"Active" Listings in Maplewood

Number of Units: 16
 Average List Price: \$699,119
 Average Days on Market: 88

"Under Contract" Listings in Maplewood

Number of Units: 20
 Average List Price: \$710,950
 Average Days on Market: 27

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											36
List Price	\$678,658	\$902,820											\$780,550
Sales Price	\$684,836	\$950,500											\$805,592
SP:LP%	101.11%	103.16%											102.04%
SP to AV	1.41	1.38											1.40
# Units Sold	12	10											22
3 Mo Rate of Ab	1.38	1.11											1.25
Active Listings	24	16											20
Under Contracts	20	20											20

Flashback! YTD 2022 vs YTD 2023

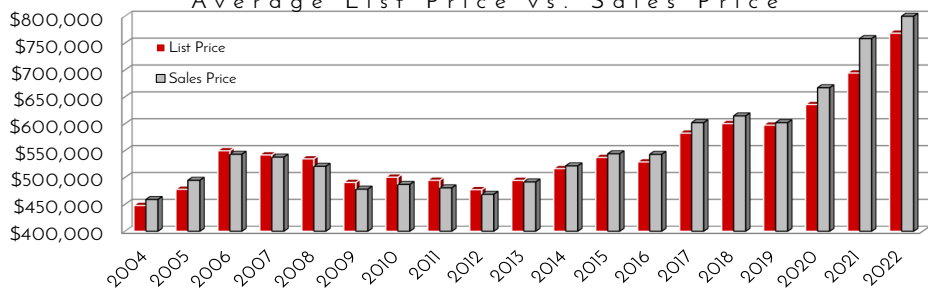
YTD	2022	2023	% Change
DOM	33	36	7.10%
Sales Price	\$798,754	\$805,592	0.86%
LP:SP	107.12%	102.04%	-4.74%
SP:AV	1.36	1.40	2.60%



YTD	2022	2023	% Change
# Units Sold	26	22	-15.38%
Rate of Ab 3 Mo	0.84	1.25	48.21%
Actives	20	20	0.00%
Under Contracts	36	20	-44.44%

Maplewood Yearly Market Trends

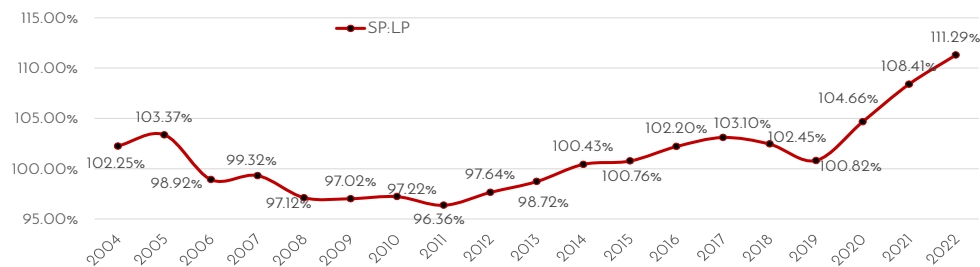
Average List Price vs. Sales Price



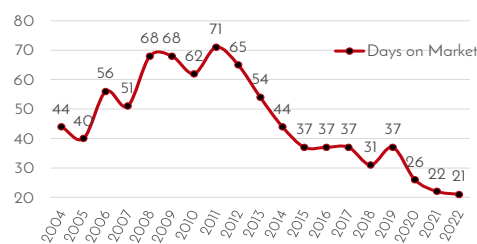
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401	\$768,529
SP	\$459,081	\$494,783	\$543,228	\$557,926	\$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

Maplewood Yearly Market Trends

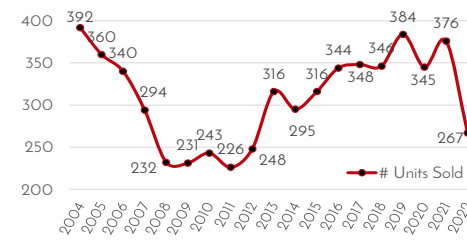
Sales Price to List Price Ratios



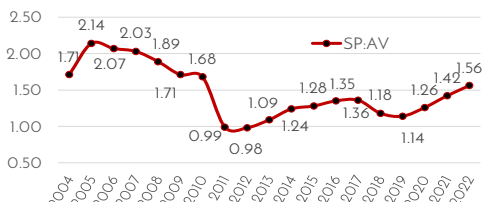
Average Days on Market



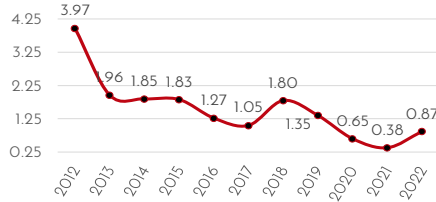
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.