

# Maplewood

## January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34B Meadowbrook Place	MultiFlr	2	1.0	33	\$195,000	\$195,000	\$190,000	97.44%	\$136,900	1.39
2	192 Burnett Avenue C0010	OneFloor	2	1.0	48	\$250,000	\$244,900	\$250,000	102.08%		
3	64 Hughes Street	Colonial	4	1.0	14	\$399,000	\$399,000	\$400,000	100.25%	\$293,300	1.36
4	2 Elsmar Terrace	Colonial	3	2.0	25	\$399,000	\$399,000	\$415,000	104.01%	\$396,200	1.05
5	28 Boyden Avenue	Colonial	3	1.1	81	\$484,900	\$484,800	\$481,000	99.22%	\$373,000	1.29
6	606 Irvington Avenue	Custom	4	3.0	17	\$450,000	\$450,000	\$485,000	107.78%	\$248,500	1.95
7	1 Crowell Place	Colonial	3	2.0	27	\$495,000	\$495,000	\$515,000	104.04%	\$406,700	1.27
8	25 Rynda Road	Tudor	4	2.1	123	\$565,000	\$575,000	\$565,000	98.26%	\$472,900	1.19
9	84 Boyden Avenue	Colonial	4	2.1	9	\$525,000	\$525,000	\$605,000	115.24%	\$397,900	1.52
10	43 Tuscan Street	Colonial	4	2.1	23	\$649,000	\$649,000	\$635,000	97.84%	\$362,400	1.75
11	54 South Mountain Avenue	Colonial	3	1.0	68	\$699,000	\$666,000	\$655,000	98.35%	\$550,700	1.19
12	107 Hilton Avenue	Colonial	4	2.2	32	\$750,000	\$699,900	\$680,000	97.16%		
13	27 Garthwaite Terrace	Colonial	4	2.0	27	\$775,000	\$775,000	\$749,000	96.65%	\$603,200	1.24
14	55 Euclid Avenue	Colonial	4	1.2	13	\$675,000	\$675,000	\$755,000	111.85%	\$650,400	1.16
15	51 Burr Road	Colonial	3	3.1	26	\$650,000	\$650,000	\$765,000	117.69%	\$463,800	1.65
16	33 Burroughs Way	Colonial	5	3.2	14	\$729,000	\$729,000	\$789,000	108.23%	\$671,500	1.17
17	519 Prospect Street	Colonial	6	3.1	16	\$769,000	\$769,000	\$811,000	105.46%	\$594,900	1.36
18	83 Oakland Road	Colonial	4	3.1	1	\$779,000	\$779,000	\$876,000	112.45%	\$632,300	1.39
19	638 Prospect Street	Tudor	5	3.3	7	\$950,000	\$950,000	\$1,025,000	107.89%	\$1,096,300	0.93
20	18 Curtis Place	Colonial	8	3.2	45	\$799,900	\$799,900	\$1,053,000	131.64%	\$1,075,800	0.98

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21	8 Broadview Avenue	Colonial	5	3.2	7	\$925,000	\$925,000	\$1,160,000	125.41%		
22	596 Valley Street	Colonial	4	3.1	11	\$925,000	\$925,000	\$1,182,600	127.85%	\$705,600	1.68
23	422 Walton Road	Colonial	5	3.2	20	\$1,100,000	\$1,100,000	\$1,200,000	109.09%	\$842,300	1.42
24	503 Prospect Street	Colonial	5	2.1	15	\$1,250,000	\$1,250,000	\$1,430,000	114.40%	\$818,600	1.75
25	15-19 Tower Drive	Contemp	7	8.2	26	\$2,000,000	\$2,000,000	\$2,151,000	107.55%	\$1,652,300	1.30
<b>AVERAGE</b>					29	\$727,512	\$724,380	\$792,904	107.91%		1.36

### *Active* Listings in Maplewood

Number of Units: 25  
 Average List Price: \$585,144  
 Average Days on Market: 37

### *Under Contract* Listings in Maplewood

Number of Units: 41  
 Average List Price: \$598,524  
 Average Days on Market: 40

# Maplewood 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29												29
List Price	\$724,380												\$724,380
Sales Price	\$792,904												\$792,904
SP:LP%	107.91%												107.91%
SP to AV	1.36												1.36
# Units Sold	25												25
3 Mo Rate of Ab	0.75												0.75
Active Listings	25												25
Under Contracts	41												41

## Flashback! YTD 2020 vs YTD 2021

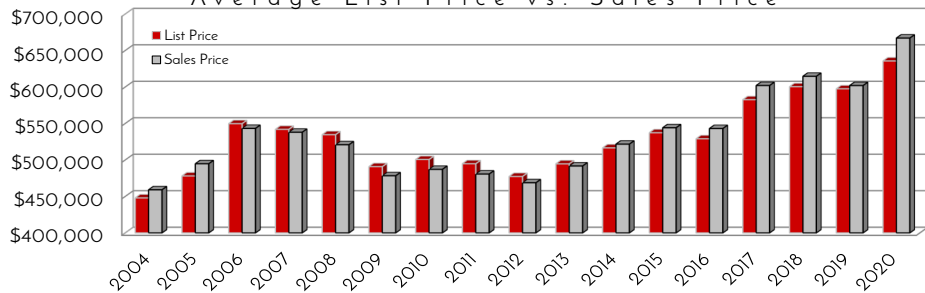
YTD	2020	2021	% Change
DOM	38	29	-24.33%
Sales Price	\$571,982	\$792,904	38.62%
LP:SP	101.78%	107.91%	6.02%
SP:AV	1.180	1.364	15.53%



YTD	2020	2021	% Change
# Units Sold	21	25	19.05%
Rate of Ab 3 Mo	1.82	0.75	-58.79%
Actives	46	25	-45.65%
Under Contracts	39	41	5.13%

## Maplewood Yearly Market Trends

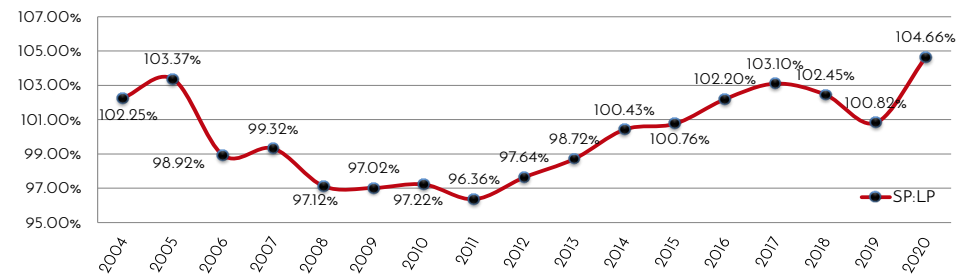
Average List Price vs. Sales Price



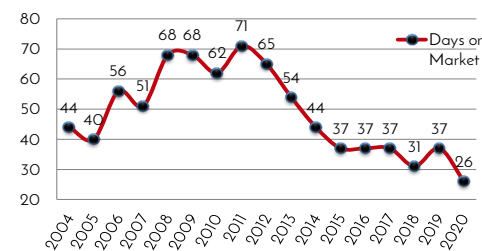
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657
SP	\$459,081	\$494,783	\$543,228	\$537,926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

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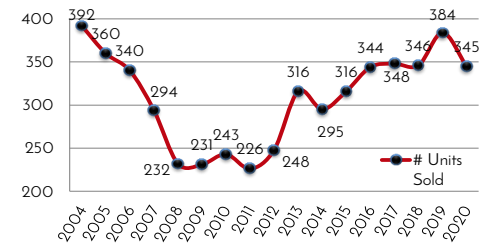
Sales Price to List Price Ratios



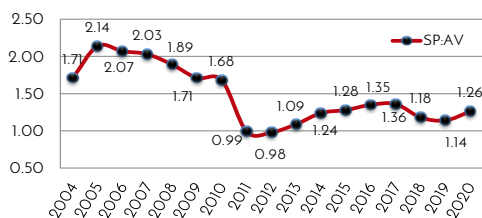
Average Days on Market



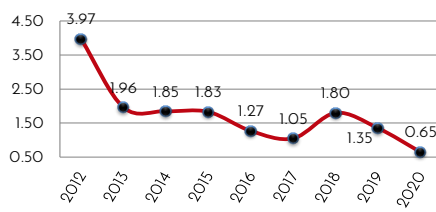
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012