

Maplewood

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Williams Street	Colonial	3	1.1	15	\$425,000	\$425,000	\$437,000	102.82%	\$344,800	1.27
2	23 Brookwood Drive	Colonial	4	1.1	11	\$419,000	\$419,000	\$452,000	107.88%	\$330,900	1.37
3	4 Northview Terrace	Colonial	3	1.1	33	\$489,800	\$489,800	\$468,000	95.55%	\$430,900	1.09
4	112 Woodside Road	Colonial	5	2.1	102	\$489,000	\$489,000	\$495,000	101.23%	\$329,700	1.50
5	12 Amherst Court	Colonial	3	1.1	39	\$550,000	\$520,000	\$505,000	97.12%	\$430,500	1.17
6	30 Colgate Road	Tudor	4	2.1	70	\$589,900	\$569,900	\$550,000	96.51%	\$559,800	0.98
7	15 Ball Place	Tudor	3	1.1	12	\$550,000	\$550,000	\$566,501	103.00%	\$463,500	1.22
8	46 Essex Road	Bi-Level	4	4.1	93	\$625,000	\$599,999	\$575,000	95.83%	\$498,800	1.15
9	42 Burnett Terrace	Colonial	3	1.1	330	\$679,000	\$579,900	\$577,500	99.59%	\$343,800	1.68
10	91 Union Avenue	Colonial	3	1.1	8	\$550,000	\$550,000	\$580,100	105.47%	\$366,800	1.58
11	248 Parker Avenue	Colonial	3	2.1	7	\$559,000	\$559,000	\$609,000	108.94%		
12	32 Plymouth Avenue	Victorian	4	2.1	35	\$699,000	\$699,000	\$800,000	114.45%	\$536,800	1.49
13	30 Sommer Avenue	Colonial	5	2.1	15	\$789,000	\$789,000	\$800,000	101.39%	\$576,500	1.39
14	362 Elmwood Avenue	Colonial	4	2.2	12	\$775,000	\$775,000	\$831,500	107.29%	\$512,500	1.62
15	2 Harvard Avenue	Split Level	5	3.1	77	\$845,000	\$859,000	\$875,000	101.86%	\$575,000	1.52
16	662 Prospect Street	Colonial	5	3.1	8	\$769,000	\$769,000	\$930,000	120.94%	\$578,900	1.61
17	476 Summit Avenue	Colonial	7	4.1	10	\$999,000	\$999,000	\$990,000	99.10%	\$759,700	1.30
18	11 Hemlock Court	RanchRs,	4	3.1	22	\$899,000	\$899,000	\$999,999	111.23%	\$760,800	1.31
19	94 Durand Road	Colonial	5	3.1	19	\$975,000	\$975,000	\$1,053,000	108.00%	\$812,200	1.30
20	155 Cedar Lane	Custom	5	4.0	9	\$995,000	\$995,000	\$1,100,000	110.55%	\$780,700	1.41
21	96 Jefferson Avenue	Colonial	6	3.1	8	\$1,199,000	\$1,199,000	\$1,385,000	115.51%	\$847,700	1.63
AVERAGE					45	\$708,081	\$700,457	\$741,886	104.97%		1.38

"Active" Listings in Maplewood

Number of Units: 24
 Average List Price: \$609,404
 Average Days on Market: 36

"Under Contract" Listings in Maplewood

Number of Units: 51
 Average List Price: \$617,776
 Average Days on Market: 28

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	45											36
List Price	\$724,380	\$700,457											\$713,459
Sales Price	\$792,904	\$741,886											\$769,613
SP:LP%	107.91%	104.97%											106.57%
SP to AV	1.36	1.38											1.37
# Units Sold	25	21											46
3 Mo Rate of Ab	0.75	0.89											0.82
Active Listings	25	24											25
Under Contracts	41	51											46

Flashback! YTD 2020 vs YTD 2021

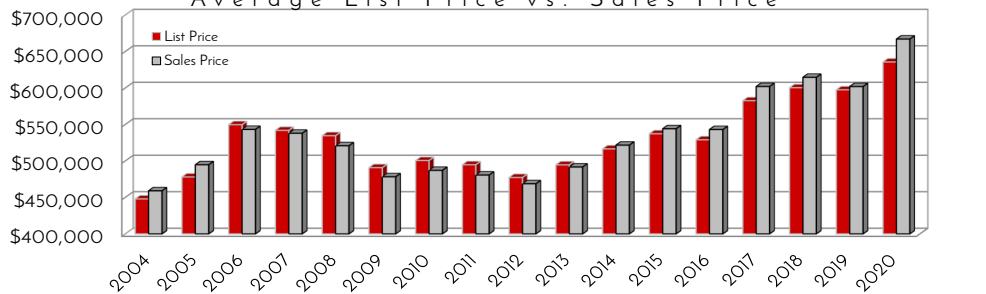
YTD	2020	2021	% Change
DOM	49	36	-26.19%
Sales Price	\$534,977	\$769,613	43.86%
LP:SP	100.93%	106.57%	5.59%
SP:AV	1.124	1.371	21.97%



YTD	2020	2021	% Change
# Units Sold	43	46	6.98%
Rate of Ab 3 Mo	2.46	0.89	-63.82%
Actives	53	24	-54.72%
Under Contracts	45	51	13.33%

Maplewood Yearly Market Trends

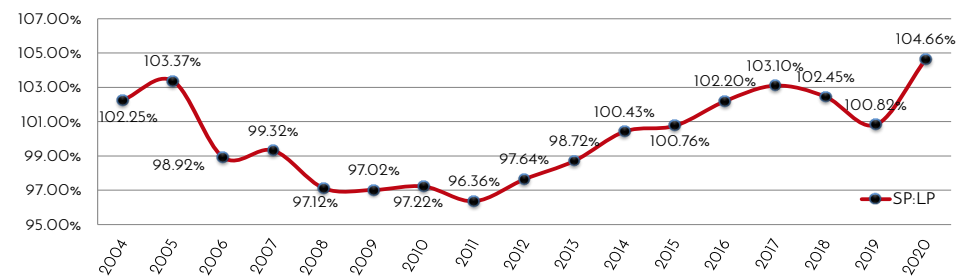
Average List Price vs. Sales Price



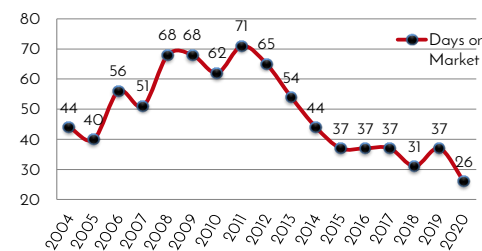
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657
SP	\$459,081	\$494,783	\$543,228	\$537,926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

Maplewood Yearly Market Trends

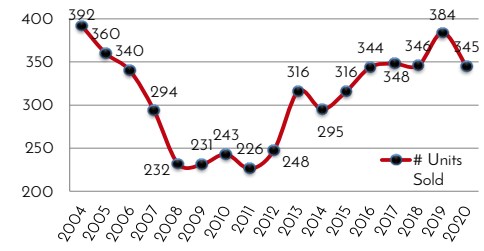
Sales Price to List Price Ratios



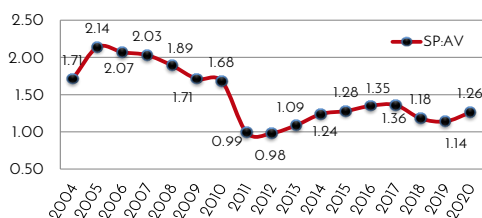
Average Days on Market



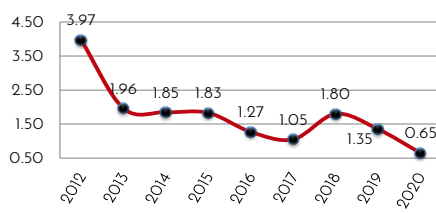
Number of Units Sold



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.