

# Maplewood

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	126B Boyden Avenue	MultiFlr	2	1.0	30	\$218,000	\$218,000	\$235,000	107.80%	\$163,000	1.44
2	465 Valley Street	OneFloor	3	2.0	56	\$349,000	\$349,000	\$340,000	97.42%	\$256,100	1.33
3	321 Boyden Avenue	Colonial	2	1.0	55	\$375,000	\$375,000	\$379,500	101.20%	\$196,500	1.93
4	616 S Orange Avenue 2A	OneFloor	2	2.1	0	\$435,000	\$435,000	\$415,000	95.40%	\$521,600	0.80
5	620 Irvington Avenue	Colonial	3	1.1	30	\$448,888	\$399,900	\$425,000	106.28%	\$252,400	1.68
6	616 S Orange Avenue 5J	HighRise	2	2.0	72	\$499,000	\$450,000	\$430,000	95.56%	\$418,700	1.03
7	144 Lexington Avenue	Bungalow	4	1.1	54	\$399,900	\$399,900	\$452,000	113.03%	\$281,900	1.60
8	212 Laurel Avenue	Colonial	3	2.1	26	\$544,400	\$499,000	\$509,000	102.00%	\$289,700	1.76
9	159 Hilton Avenue	Colonial	3	2.0	19	\$489,000	\$489,000	\$530,000	108.38%	\$310,000	1.71
10	44 Princeton Street	Colonial	3	2.0	3	\$495,000	\$495,000	\$575,000	116.16%	\$345,600	1.66
11	38 Yale Street	SeeRem	4	1.1	12	\$545,000	\$545,000	\$575,000	105.50%	\$538,000	1.07
12	66 Hughes Street	Colonial	3	3.0	9	\$499,000	\$499,000	\$577,000	115.63%	\$369,700	1.56
13	18 Colonial Terrace	Colonial	4	2.1	18	\$550,000	\$550,000	\$650,000	118.18%	\$559,400	1.16
14	10 Elberta Road	Colonial	3	1.1	13	\$589,000	\$589,000	\$670,000	113.75%	\$499,000	1.34
15	31 Overlook Terrace	Colonial	3	1.1	8	\$649,000	\$649,000	\$675,000	104.01%	\$475,400	1.42
16	40 Parker Avenue	Colonial	4	1.1	19	\$715,000	\$715,000	\$735,000	102.80%	\$473,000	1.55
17	91 Parker Avenue	Colonial	5	3.2	26	\$699,000	\$699,000	\$741,000	106.01%	\$527,600	1.40
18	37 S Pierson Road	Colonial	3	2.1	9	\$689,000	\$689,000	\$770,000	111.76%	\$520,200	1.48
19	23 Bowdoin Street	Colonial	4	1.1	9	\$650,000	\$650,000	\$787,000	121.08%	\$512,900	1.53
20	644 Valley Street	Split Level	3	2.0	15	\$679,000	\$679,000	\$800,000	117.82%	\$424,100	1.89



# Maplewood

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	16 Rynda Road	Colonial	3	2.1	12	\$679,000	\$679,000	\$801,500	118.04%	\$512,500	1.56
22	44 Midland Boulevard	Custom	4	2.0	8	\$829,000	\$829,000	\$829,000	100.00%	\$625,000	1.33
23	483 Ridgewood Road	Colonial	4	3.1	28	\$799,000	\$799,000	\$830,000	103.88%	\$665,700	1.25
24	15 Evergreen Place	Tudor	4	2.1	13	\$699,000	\$699,000	\$835,000	119.46%	\$603,200	1.38
25	33 Girard Place	Colonial	4	2.0	66	\$799,000	\$799,000	\$840,000	105.13%	\$685,000	1.23
26	58 Plymouth Avenue	Colonial	3	2.0	11	\$699,000	\$699,000	\$850,000	121.60%	\$463,300	1.83
27	3 Girard Place	Split Level	3	2.1	9	\$729,000	\$729,000	\$867,000	118.93%	\$510,200	1.70
28	50 Sommer Avenue	Colonial	4	2.2	20	\$799,000	\$799,000	\$872,000	109.14%	\$615,600	1.42
29	545 Prospect Street	Colonial	4	2.1	17	\$799,000	\$799,000	\$881,000	110.26%	\$578,700	1.52
30	12 North Terrace	Colonial	5	2.1	14	\$799,000	\$799,000	\$901,000	112.77%	\$572,800	1.57
31	46 Bowdoin Street	Colonial	5	2.1	9	\$750,000	\$750,000	\$910,000	121.33%	\$618,100	1.47
32	19 Saint Lawrence Avenue	Colonial	3	2.1	10	\$699,000	\$699,000	\$910,000	130.19%	\$573,300	1.59
33	12 Sunset Terrace	Colonial	3	2.2	9	\$799,000	\$799,000	\$918,850	115.00%	\$606,800	1.51
34	6 Highland Avenue	Colonial	4	2.1	10	\$739,000	\$739,000	\$925,000	125.17%	\$591,700	1.56
35	2 Claremont Drive	Colonial	4	4.1	21	\$899,000	\$899,000	\$982,000	109.23%	\$637,600	1.54
36	162 Oakland Road	Colonial	3	2.1	10	\$759,000	\$759,000	\$999,000	131.62%	\$566,100	1.76
37	180 Wyoming Avenue	Colonial	5	3.2	30	\$975,000	\$975,000	\$1,050,000	107.69%	\$745,300	1.41
38	49 Burnet Street	Colonial	5	2.1	8	\$975,000	\$975,000	\$1,072,501	110.00%	\$662,700	1.62
39	10 Madison Avenue	Colonial	4	2.2	12	\$850,000	\$850,000	\$1,117,000	131.41%	\$591,500	1.89
40	142 Oakland Road	Colonial	5	2.2	8	\$1,100,000	\$1,100,000	\$1,150,000	104.55%	\$799,300	1.44

# Maplewood

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
41	437 Walton Road	Tudor	5	2.1	11	\$975,000	\$975,000	\$1,240,000	127.18%	\$667,800	1.86
42	34 Burnet Street	Victorian	3	2.1	10	\$939,000	\$939,000	\$1,250,000	133.12%	\$657,300	1.90
43	40 Roosevelt Road	Colonial	4	4.1	8	\$1,050,000	\$1,050,000	\$1,375,000	130.95%	\$821,200	1.67
44	11 Ridgewood Terrace	Colonial	5	2.1	10	\$1,295,000	\$1,295,000	\$1,535,000	118.53%	\$943,400	1.63
45	16 Woodland Road	Colonial	6	3.1	10	\$1,625,000	\$1,625,000	\$1,800,000	110.77%	\$1,047,200	1.72
46	72 Durand Road	Colonial	5	3.2	7	\$1,499,000	\$1,499,000	\$1,850,000	123.42%	\$956,600	1.93
AVERAGE					19	\$740,765	\$737,648	\$844,812	113.24%		1.54

### *Active* Listings in Maplewood

Number of Units: 36  
 Average List Price: \$571,875  
 Average Days on Market: 34

### *Under Contract* Listings in Maplewood

Number of Units: 64  
 Average List Price: \$663,559  
 Average Days on Market: 24

# 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	35	14	19	13	19						23
List Price	\$724,380	\$700,457	\$576,600	\$661,579	\$713,526	\$740,404	\$737,648						\$700,610
Sales Price	\$792,904	\$741,886	\$610,077	\$731,847	\$800,848	\$827,473	\$844,812						\$776,910
SP:LP%	107.91%	104.97%	105.16%	109.98%	111.53%	112.15%	113.24%						110.04%
SP to AV	1.36	1.38	1.28	1.43	1.45	1.45	1.54						1.43
# Units Sold	25	21	28	29	34	47	46						230
3 Mo Rate of Ab	0.75	0.89	1.23	1.48	0.90	1.42	0.89						1.08
Active Listings	25	24	27	32	31	41	36						31
Under Contracts	41	51	58	76	82	76	64						64

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	34	23	-33.61%
Sales Price	\$613,151	\$776,910	26.71%
LP:SP	102.33%	110.04%	7.53%
SP:AV	1.185	1.430	20.68%



YTD	2020	2021	% Change
# Units Sold	174	230	32.18%
Rate of Ab 3 Mo	1.19	0.89	-25.21%
Actives	28	36	28.57%
Under Contracts	75	64	-14.67%

## Maplewood Yearly Market Trends

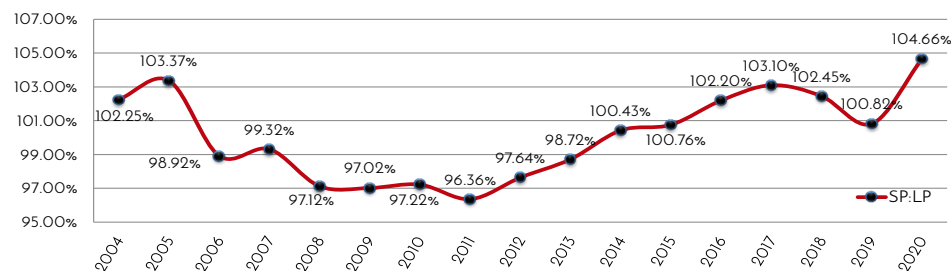
Average List Price vs. Sales Price



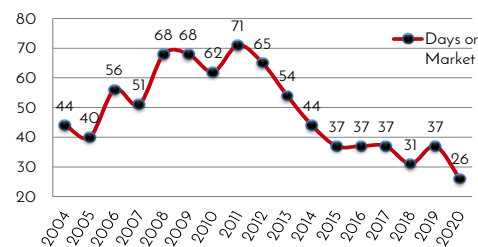
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657
SP	\$459,081	\$494,783	\$543,228	\$537,926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

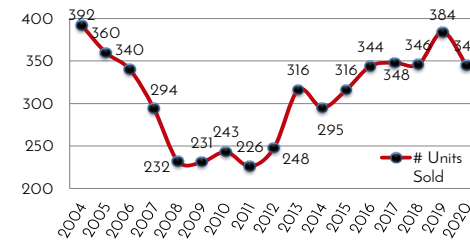
Sales Price to List Price Ratios



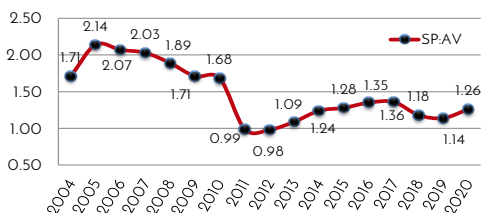
Average Days on Market



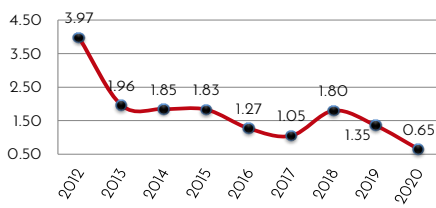
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012