

Maplewood

April 2024 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|-----------------------|-----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 32 Hughes Street | Colonial | 2 | 2.0 | 4 | \$300,000 | \$300,000 | \$215,000 | 71.67% | \$271,400 | 0.79 |
| 2 | 72 Franklin Avenue | Colonial | 3 | 1.0 | 11 | \$450,000 | \$450,000 | \$475,000 | 105.56% | \$288,600 | 1.65 |
| 3 | 195 Indiana Street | Colonial | 3 | 1.0 | 14 | \$500,000 | \$500,000 | \$500,000 | 100.00% | \$240,200 | 2.08 |
| 4 | 68 Boyden Avenue | Colonial | 3 | 1.0 | 5 | \$499,999 | \$499,999 | \$500,000 | 100.00% | \$389,700 | 1.28 |
| 5 | 94 Jacoby Street | Colonial | 3 | 1.0 | 64 | \$499,900 | \$499,900 | \$527,000 | 105.42% | \$258,200 | 2.04 |
| 6 | 429 Elmwood Avenue | Colonial | 4 | 1.1 | 110 | \$689,000 | \$689,000 | \$690,000 | 100.15% | \$475,000 | 1.45 |
| 7 | 27 Lancaster Avenue | Colonial | 3 | 1.1 | 14 | \$739,900 | \$739,900 | \$800,000 | 108.12% | \$474,900 | 1.68 |
| 8 | 73 Parker Avenue | Colonial | 4 | 3.2 | 17 | \$800,000 | \$800,000 | \$900,073 | 112.51% | \$623,600 | 1.44 |
| 9 | 22 Arcularius Terrace | Colonial | 4 | 2.2 | 14 | \$778,000 | \$778,000 | \$999,999 | 128.53% | \$950,900 | 1.05 |
| 10 | 22 Kendal Avenue | Colonial | 4 | 1.1 | 9 | \$849,000 | \$849,000 | \$1,100,000 | 129.56% | \$603,000 | 1.82 |
| 11 | 43 Sommer Avenue | Colonial | 3 | 1.2 | 8 | \$729,000 | \$729,000 | \$1,139,000 | 156.24% | \$521,400 | 2.18 |
| 12 | 519 Prospect Street | Colonial | 6 | 3.1 | 8 | \$899,000 | \$899,000 | \$1,142,016 | 127.03% | \$635,200 | 1.80 |
| 13 | 58 Kendal Avenue | Colonial | 4 | 3.0 | 9 | \$949,000 | \$949,000 | \$1,201,058 | 126.56% | \$667,600 | 1.80 |
| 14 | 490 Richmond Avenue | Colonial | 3 | 2.1 | 11 | \$899,000 | \$899,000 | \$1,221,000 | 135.82% | \$603,300 | 2.02 |
| 15 | 67 Tuscan Road | Colonial | 4 | 3.1 | 12 | \$950,000 | \$950,000 | \$1,230,000 | 129.47% | \$576,000 | 2.14 |
| 16 | 23 Crestwood Drive | Tudor | 3 | 2.2 | 9 | \$995,000 | \$995,000 | \$1,252,000 | 125.83% | \$658,800 | 1.90 |
| 17 | 32 Mountain Avenue | Colonial | 5 | 3.1 | 9 | \$1,500,000 | \$1,500,000 | \$1,500,000 | 100.00% | \$856,400 | 1.75 |
| 18 | 27 North Crescent | Colonial | 5 | 3.2 | 8 | \$1,425,000 | \$1,425,000 | \$1,650,000 | 115.79% | \$885,000 | 1.86 |
| 19 | 30 Mountain Avenue | Colonial | 5 | 4.1 | 63 | \$1,895,000 | \$1,895,000 | \$1,895,000 | 100.00% | Renovated | |
| 20 | 26 Burnett Street | Victorian | 6 | 4.1 | 2 | \$1,750,000 | \$1,750,000 | \$2,100,000 | 120.00% | New | |
| AVERAGE | | | | | 20 | \$904,840 | \$904,840 | \$1,051,857 | 114.91% | | 1.71 |

"Active" Listings in Maplewood

Number of Units: 26
 Average List Price: \$886,423
 Average Days on Market: 17

"Under Contract" Listings in Maplewood

Number of Units: 50
 Average List Price: \$929,592
 Average Days on Market: 24

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 | | | | | | | | | 27 |
| List Price | \$612,650 | \$830,944 | \$856,787 | \$904,840 | | | | | | | | | \$819,912 |
| Sales Price | \$669,187 | \$911,944 | \$989,188 | \$1,051,857 | | | | | | | | | \$928,930 |
| SP:LP% | 107.79% | 108.84% | 113.90% | 114.91% | | | | | | | | | 111.72% |
| SP to AV | 1.51 | 1.70 | 1.79 | 1.71 | | | | | | | | | 1.69 |
| # Units Sold | 12 | 18 | 16 | 20 | | | | | | | | | 66 |
| 3 Mo Rate of Ab | 0.92 | 0.96 | 0.80 | 1.38 | | | | | | | | | 1.02 |
| Active Listings | 16 | 13 | 17 | 26 | | | | | | | | | 18 |
| Under Contracts | 25 | 29 | 34 | 50 | | | | | | | | | 35 |

Flashback! YTD 2023 vs YTD 2024

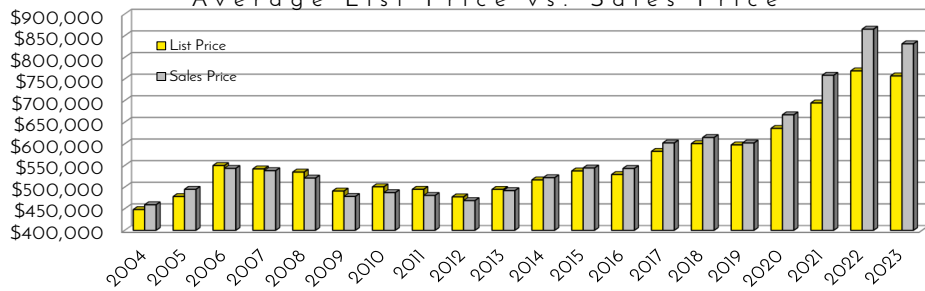
| YTD | 2023 | 2024 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 34 | 27 | -19.42% |
| Sales Price | \$809,298 | \$928,930 | 14.78% |
| LP:SP | 105.19% | 111.72% | 6.20% |
| SP:AV | 1.47 | 1.69 | 15.39% |



| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 51 | 66 | 29.41% |
| Rate of Ab 3 Mo | 1.85 | 1.02 | -45.21% |
| Actives | 25 | 18 | -28.00% |
| Under Contracts | 30 | 35 | 15.00% |

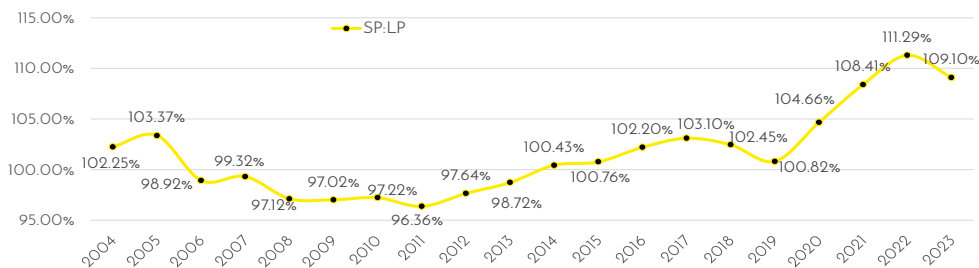
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

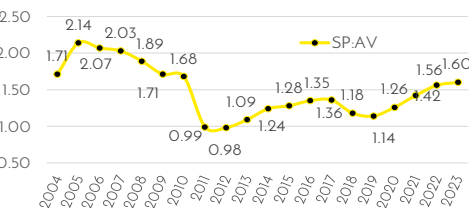


Maplewood Yearly Market Trends

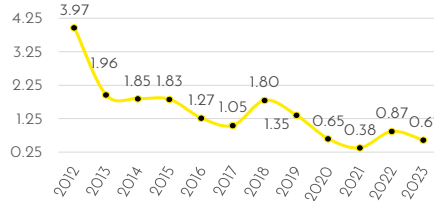
Sales Price to List Price Ratios



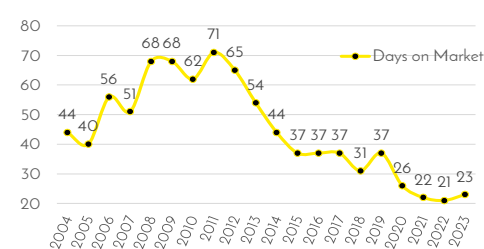
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

