

Maplewood

June 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	684 Irvington Avenue C004	MultiFlr	1	1.0	86	\$169,000	\$169,000	\$172,000	101.78%	\$146,200	1.18
2	43 Tuscan Street	Colonial	4	2.0	20	\$385,000	\$385,000	\$370,000	96.10%	\$362,400	1.02
3	119-121 Lexington Avenue	CapeCod	3	2.0	12	\$350,000	\$350,000	\$390,000	111.43%	\$300,200	1.30
4	98 Rutger Street	Colonial	3	1.1	5	\$399,000	\$399,000	\$400,000	100.25%	\$310,600	1.29
5	67 Lexington Avenue	Colonial	3	2.0	12	\$394,900	\$394,900	\$420,000	106.36%		
6	806 Prospect Street	Colonial	4	2.1	94	\$475,000	\$455,000	\$460,000	101.10%		
7	49 Burr Road	Colonial	3	1.1	10	\$555,000	\$555,000	\$580,000	104.50%	\$495,600	1.17
8	30 Highland Avenue	Colonial	4	3.0	179	\$669,000	\$655,000	\$618,000	94.35%	\$444,100	1.39
9	673 Prospect Street	Colonial	4	2.0	7	\$610,000	\$610,000	\$621,000	101.80%	\$533,900	1.16
10	73 Collinwood Road	Tudor	4	2.1	58	\$650,000	\$650,000	\$626,000	96.31%	\$846,400	0.74
11	26 Essex Road	Colonial	4	3.1	33	\$669,000	\$669,000	\$652,000	97.46%	\$586,900	1.11
12	121 Baker Street	Colonial	3	2.1	1	\$775,000	\$775,000	\$775,000	100.00%	\$613,100	1.26
13	13 Wellesley Road	Tudor	4	4.1	9	\$749,900	\$749,900	\$816,500	108.88%		
14	24 Courter Avenue	Colonial	5	2.1	8	\$745,000	\$745,000	\$825,500	110.81%	\$646,600	1.28
15	124 Oakland Road	Colonial	5	3.3	9	\$795,000	\$795,000	\$826,000	103.90%	\$655,900	1.26
16	499 Summit Avenue	Colonial	6	2.2	1	\$905,000	\$905,000	\$895,000	98.90%	\$698,700	1.28
17	29 Hickory Drive	Colonial	5	2.1	7	\$985,000	\$985,000	\$985,000	100.00%	\$768,500	1.28
18	44 North Terrace	Colonial	5	3.1	14	\$1,249,000	\$1,249,000	\$1,249,000	100.00%		
19	53 Curtis Place	Colonial	6	4.1	57	\$1,599,000	\$1,599,000	\$1,445,000	90.37%	\$1,544,000	0.94
AVERAGE					33	\$690,989	\$689,200	\$690,842	101.28%		1.18

"Active" Listings in Maplewood

Number of Units: 45
 Average List Price: \$570,828
 Average Days on Market: 51
 *18 of the Actives are in Attorney Review

"Under Contract" Listings in Maplewood

Number of Units: 63
 Average List Price: \$630,960
 Average Days on Market: 30

Maplewood 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38	59	31	27	23	33							35
List Price	\$560,805	\$500,732	\$613,790	\$483,215	\$687,746	\$689,200							\$584,333
Sales Price	\$571,982	\$499,655	\$637,400	\$504,978	\$682,496	\$690,842							\$593,175
SP:LP%	101.78%	100.11%	103.77%	103.55%	100.48%	101.28%							101.86%
SP to AV	1.18	1.08	1.24	1.17	1.15	1.18							1.16
# Units Sold	21	22	20	27	24	19							133
3 Mo Rate of Ab	1.82	2.41	1.97	1.63	2.03	2.13							2.00
Active Listings	46	53	34	33	44	45							43
Under Contracts	39	45	51	40	40	63							46

Flashback! YTD 2019 vs YTD 2020

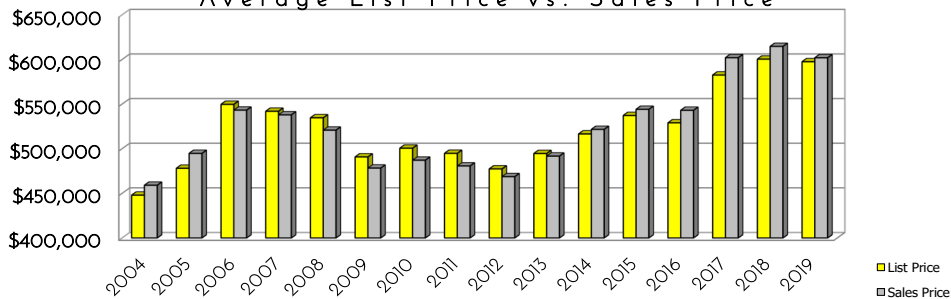
YTD	2019	2020	% Change
DOM	40	35	-12.86%
Sales Price	\$597,433	\$593,175	-0.71%
LP:SP	100.79%	101.86%	1.06%
SP:AV	1.158	1.163	0.48%



YTD	2019	2020	% Change
# Units Sold	183	133	-27.32%
Rate of Ab 3 Mo	2.43	2.13	-12.35%
Actives	87	45	-48.28%
Under Contracts	64	63	-1.56%

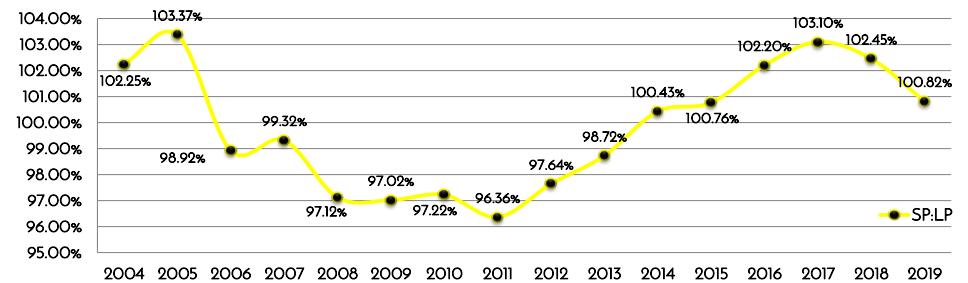
Maplewood Yearly Market Trends

Average List Price vs. Sales Price



Maplewood Monthly Market Trends

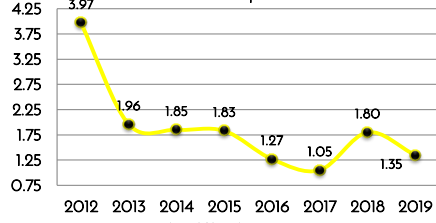
Sales Price to List Price Ratios



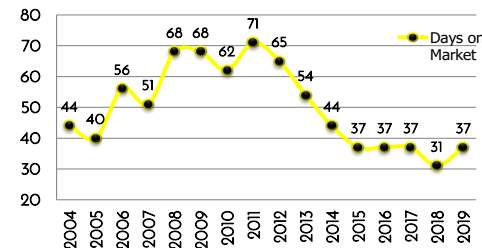
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

