

Maplewood

September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	126-B Boyden Avenue	FirstFlr	2	1.0	7	\$90,000	\$90,000	\$100,001	111.11%	\$163,000	0.61
2	132-A Boyden Avenue	OneFloor	1	1.0	14	\$119,900	\$119,900	\$120,000	100.08%	\$114,600	1.05
3	269-A Elmwood Avenue	TwnIntUn	2	1.0	39	\$189,000	\$189,000	\$182,000	96.30%	\$156,000	1.17
4	9D 44th Street	TwnIntUn	2	2.1	111	\$257,000	\$257,000	\$243,000	94.55%	\$247,400	0.98
5	1677 Springfield Avenue1	OneFloor	2	1.1	53	\$265,000	\$265,000	\$260,000	98.11%	\$251,000	1.04
6	41 Marie Place	CapeCod	3	2.0	8	\$350,000	\$350,000	\$367,000	104.86%	\$435,300	0.84
7	616 So Orange Avenue 4D	HighRise	2	2.1	78	\$399,000	\$389,900	\$375,000	96.18%	\$434,000	0.86
8	184 Hilton Avenue	Colonial	3	1.1	52	\$399,000	\$399,000	\$415,000	104.01%	\$259,700	1.60
9	35 Hughes Street	Colonial	3	1.1	14	\$399,000	\$399,000	\$417,000	104.51%	\$326,400	1.28
10	807 Prospect Street	Colonial	3	2.0	4	\$395,000	\$395,000	\$420,000	106.33%	\$275,000	1.53
11	432 S 4th Street	Colonial	3	1.0	7	\$429,000	\$429,000	\$434,500	101.28%	\$359,100	1.21
12	55-57 Van Ness Terrace	Custom	4	2.1	9	\$450,000	\$450,000	\$465,000	103.33%	\$375,600	1.24
13	22 Wellesley Street	Colonial	3	1.1	12	\$425,000	\$425,000	\$506,000	119.06%	\$335,600	1.51
14	727 Valley Street	Colonial	3	2.1	14	\$489,000	\$489,000	\$510,000	104.29%	\$382,900	1.33
15	19 Rynda Road	Tudor	4	3.0	118	\$550,000	\$550,000	\$557,000	101.27%	\$465,700	1.20
16	11 Vermont Street	Colonial	3	3.1	11	\$569,000	\$569,000	\$600,000	105.45%	\$316,500	1.90
17	616 So Orange Avenue C005L	HighRise	2	2.1	43	\$629,000	\$629,000	\$606,000	96.34%	\$583,200	1.04
18	7 Orchard Road	Colonial	3	1.1	8	\$500,000	\$500,000	\$606,000	121.20%	\$300,800	2.01
19	63 Park Avenue	Colonial	3	1.1	15	\$575,000	\$575,000	\$665,000	115.65%	\$501,100	1.33
20	43 Yale Street	Colonial	3	2.0	9	\$629,000	\$629,000	\$708,000	112.56%	\$525,000	1.35

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21	134 Parker Avenue	Colonial	4	3.1	18	\$689,000	\$689,000	\$715,000	103.77%	\$581,800	1.23
22	173 Oakland Road	Colonial	4	1.1	2	\$650,000	\$650,000	\$720,000	110.77%	\$544,400	1.32
23	7 Alden Place	Colonial	3	2.0	13	\$649,000	\$649,000	\$740,000	114.02%	\$514,400	1.44
24	18 Yale Street	Colonial	3	1.2	10	\$659,000	\$659,000	\$750,000	113.81%	\$541,600	1.38
25	22 Park Avenue	Colonial	4	1.1	5	\$750,000	\$750,000	\$750,000	100.00%	\$523,600	1.43
26	62 Highland Avenue	Colonial	3	3.0	9	\$639,000	\$639,000	\$755,000	118.15%	\$485,800	1.55
27	25 Hoffman Street	Colonial	4	2.1	11	\$775,000	\$775,000	\$782,000	100.90%	\$626,400	1.25
28	532 Prospect Street	Colonial	4	3.1	8	\$769,000	\$769,000	\$785,000	102.08%	\$552,200	1.42
29	4 Maryland Road	Tudor	5	3.2	87	\$849,999	\$829,000	\$797,000	96.14%	\$736,900	1.08
30	4 Oberlin Street	Colonial	4	3.1	15	\$835,000	\$835,000	\$825,000	98.80%	\$519,500	1.59
31	48 Bowdoin Street	Colonial	5	2.2	9	\$750,000	\$750,000	\$855,000	114.00%	\$668,200	1.28
32	28 Plymouth Avenue	Colonial	4	3.1	9	\$789,000	\$789,000	\$861,000	109.13%	\$578,600	1.49
33	54 Kendal Avenue	Colonial	4	2.0	8	\$825,000	\$825,000	\$878,000	106.42%	\$659,100	1.33
34	15 Lewis Drive	Colonial	6	3.2	6	\$849,000	\$849,000	\$880,000	103.65%	\$812,100	1.08
35	140 Tuscan Road	Colonial	3	2.2	9	\$779,000	\$779,000	\$885,000	113.61%	\$558,900	1.58
36	552 Prospect Street	Colonial	4	2.2	8	\$789,000	\$789,000	\$890,000	112.80%	\$633,600	1.40
37	75 Maplewood Avenue	Custom	5	4.1	11	\$880,000	\$880,000	\$895,000	101.70%	\$766,500	1.17
38	579 Prospect Street	Colonial	5	4.0	9	\$799,000	\$799,000	\$900,000	112.64%	\$857,300	1.05
39	370 Elmwood Avenue	Colonial	4	3.1	10	\$800,000	\$800,000	\$911,000	113.88%	\$679,200	1.34
40	21 Hickory Drive	Colonial	6	4.2	8	\$909,000	\$909,000	\$1,050,000	115.51%	\$929,500	1.13

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41	13 North Terrace	Colonial	4	2.1	17	\$1,025,000	\$1,025,000	\$1,100,000	107.32%	\$895,800	1.23
42	3 Woodhill Drive	Colonial	5	3.2	13	\$1,175,000	\$1,175,000	\$1,110,000	94.47%	\$971,400	1.14
43	5 Ridgewood Terrace	Colonial	5	3.1	11	\$1,030,000	\$1,030,000	\$1,125,000	109.22%	\$897,700	1.25
44	25 Hickory Drive	Colonial	6	2.2	0	\$1,175,000	\$1,175,000	\$1,175,000	100.00%	\$835,900	1.41
45	431 Walton Road	Colonial	5	3.1	8	\$959,000	\$959,000	\$1,200,000	125.13%	\$736,200	1.63
46	619 Ridgewood Road	Victrian	5	3.1	6	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$1,017,600	1.23
47	42 Mountain Avenue	Colonial	5	3.1	10	\$1,199,000	\$1,199,000	\$1,313,000	109.51%	\$956,300	1.37
AVERAGE					20	\$667,126	\$666,485	\$711,777	106.47%		1.30

"Active" Listings in Maplewood

Number of Units: 48
 Average List Price: \$610,069
 Average Days on Market: 37

"Under Contract" Listings in Maplewood

Number of Units: 59
 Average List Price: \$663,583
 Average Days on Market: 27

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	31	15	20				28
List Price	\$560,805	\$500,732	\$613,790	\$483,215	\$687,746	\$689,200	\$647,841	\$687,246	\$666,485				\$627,177
Sales Price	\$571,982	\$499,655	\$637,400	\$504,978	\$682,496	\$690,842	\$677,951	\$731,132	\$711,777				\$652,024
SP:LP%	101.78%	100.11%	103.77%	103.55%	100.48%	101.28%	103.87%	106.19%	106.47%				103.76%
SP to AV	1.18	1.08	1.24	1.17	1.15	1.18	1.25	1.29	1.30				1.23
# Units Sold	21	22	20	27	24	19	41	50	47				271
3 Mo Rate of Ab	1.82	2.41	1.97	1.63	2.03	2.13	1.19	1.04	1.00				1.69
Active Listings	46	53	34	33	44	45	28	33	48				40
Under Contracts	39	45	51	40	40	63	75	67	59				53

Flashback! YTD 2019 vs YTD 2020

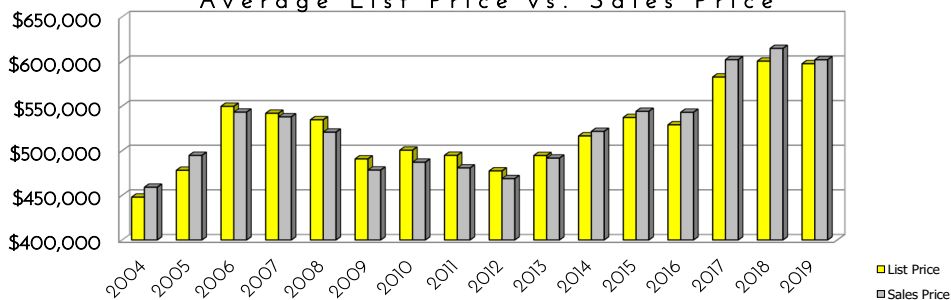
YTD	2019	2020	% Change
DOM	38	28	-25.87%
Sales Price	\$604,920	\$652,024	7.79%
LP:SP	101.20%	103.76%	2.53%
SP:AV	1.154	1.227	6.33%



YTD	2019	2020	% Change
# Units Sold	304	271	-10.86%
Rate of Ab 3 Mo	1.84	1.00	-45.65%
Actives	73	48	-34.25%
Under Contracts	50	59	18.00%

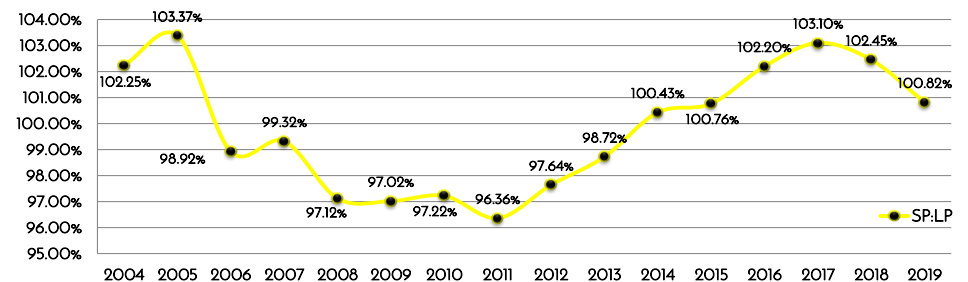
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

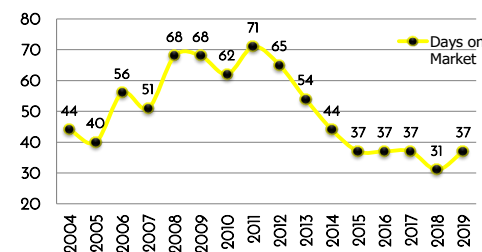


Maplewood Monthly Market Trends

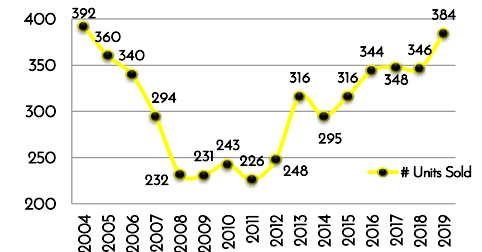
Sales Price to List Price Ratios



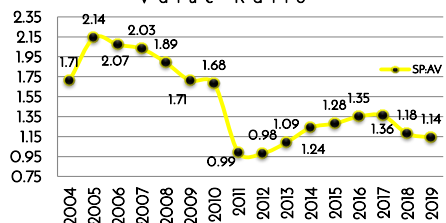
Average Days on Market



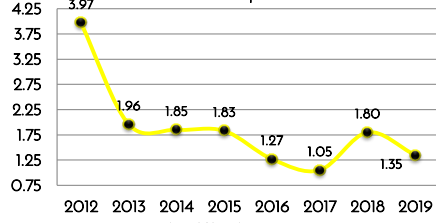
Number of Units Sold



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.