

Maplewood

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34B Meadowbrook Place	MultiFlr	2	1.0	33	\$195,000	\$195,000	\$190,000	97.44%	\$136,900	1.39
2	192 Burnett Avenue C0010	OneFloor	2	1.0	48	\$250,000	\$244,900	\$250,000	102.08%		
3	64 Hughes Street	Colonial	4	1.0	14	\$399,000	\$399,000	\$400,000	100.25%	\$293,300	1.36
4	2 Elsmar Terrace	Colonial	3	2.0	25	\$399,000	\$399,000	\$415,000	104.01%	\$396,200	1.05
5	28 Boyden Avenue	Colonial	3	1.1	81	\$484,900	\$484,800	\$481,000	99.22%	\$373,000	1.29
6	606 Irvington Avenue	Custom	4	3.0	17	\$450,000	\$450,000	\$485,000	107.78%	\$248,500	1.95
7	1 Crowell Place	Colonial	3	2.0	27	\$495,000	\$495,000	\$515,000	104.04%	\$406,700	1.27
8	25 Rynda Road	Tudor	4	2.1	123	\$565,000	\$575,000	\$565,000	98.26%	\$472,900	1.19
9	84 Boyden Avenue	Colonial	4	2.1	9	\$525,000	\$525,000	\$605,000	115.24%	\$397,900	1.52
10	43 Tuscan Street	Colonial	4	2.1	23	\$649,000	\$649,000	\$635,000	97.84%	\$362,400	1.75
11	54 South Mountain Avenue	Colonial	3	1.0	68	\$699,000	\$666,000	\$655,000	98.35%	\$550,700	1.19
12	107 Hilton Avenue	Colonial	4	2.2	32	\$750,000	\$699,900	\$680,000	97.16%		
13	27 Garthwaite Terrace	Colonial	4	2.0	27	\$775,000	\$775,000	\$749,000	96.65%	\$603,200	1.24
14	55 Euclid Avenue	Colonial	4	1.2	13	\$675,000	\$675,000	\$755,000	111.85%	\$650,400	1.16
15	51 Burr Road	Colonial	3	3.1	26	\$650,000	\$650,000	\$765,000	117.69%	\$463,800	1.65
16	33 Burroughs Way	Colonial	5	3.2	14	\$729,000	\$729,000	\$789,000	108.23%	\$671,500	1.17
17	519 Prospect Street	Colonial	6	3.1	16	\$769,000	\$769,000	\$811,000	105.46%	\$594,900	1.36
18	83 Oakland Road	Colonial	4	3.1	1	\$779,000	\$779,000	\$876,000	112.45%	\$632,300	1.39
19	638 Prospect Street	Tudor	5	3.3	7	\$950,000	\$950,000	\$1,025,000	107.89%	\$1,096,300	0.93
20	18 Curtis Place	Colonial	8	3.2	45	\$799,900	\$799,900	\$1,053,000	131.64%	\$1,075,800	0.98

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21	8 Broadview Avenue	Colonial	5	3.2	7	\$925,000	\$925,000	\$1,160,000	125.41%		
22	596 Valley Street	Colonial	4	3.1	11	\$925,000	\$925,000	\$1,182,600	127.85%	\$705,600	1.68
23	422 Walton Road	Colonial	5	3.2	20	\$1,100,000	\$1,100,000	\$1,200,000	109.09%	\$842,300	1.42
24	503 Prospect Street	Colonial	5	2.1	15	\$1,250,000	\$1,250,000	\$1,430,000	114.40%	\$818,600	1.75
25	15-19 Tower Drive	Contemp	7	8.2	26	\$2,000,000	\$2,000,000	\$2,151,000	107.55%	\$1,652,300	1.30
AVERAGE					29	\$727,512	\$724,380	\$792,904	107.91%		1.36

"Active" Listings in Maplewood

Number of Units: 25
 Average List Price: \$585,144
 Average Days on Market: 37

"Under Contract" Listings in Maplewood

Number of Units: 41
 Average List Price: \$598,524
 Average Days on Market: 40

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												29
List Price	\$724,380												\$724,380
Sales Price	\$792,904												\$792,904
SP:LP%	107.91%												107.91%
SP to AV	1.36												1.36
# Units Sold	25												25
3 Mo Rate of Ab	0.75												0.75
Active Listings	25												25
Under Contracts	41												41

Flashback! YTD 2020 vs YTD 2021

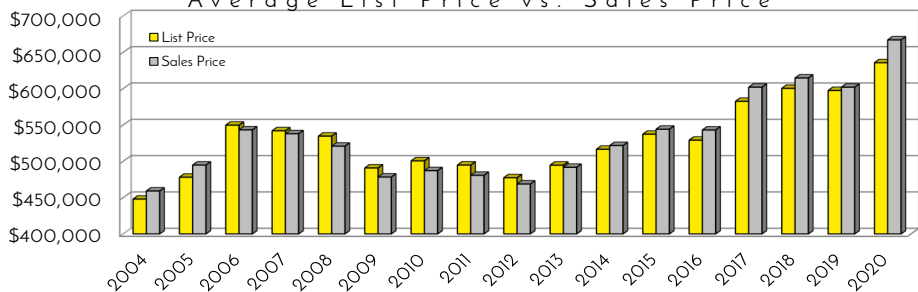
YTD	2020	2021	% Change
DOM	38	29	-24.33%
Sales Price	\$571,982	\$792,904	38.62%
LP:SP	101.78%	107.91%	6.02%
SP:AV	1.180	1.364	15.53%



YTD	2020	2021	% Change
# Units Sold	21	25	19.05%
Rate of Ab 3 Mo	1.82	0.75	-58.79%
Actives	46	25	-45.65%
Under Contracts	39	41	5.13%

Maplewood Yearly Market Trends

Average List Price vs. Sales Price

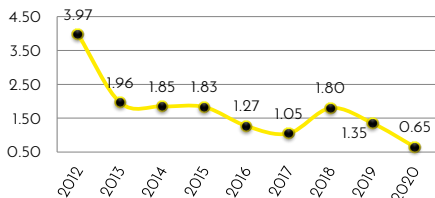


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125	\$543,053	\$601,993	\$614,630	\$601,933	\$667,024

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

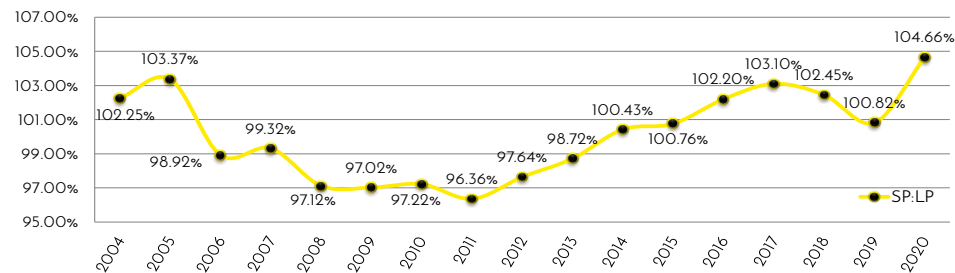


Data only available until 2012

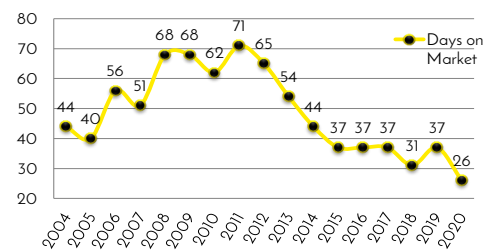
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

