

Maplewood

March 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	465-73 Valley Street	HighRise	2	2.0	24	\$275,000	\$275,000	\$275,000	100.00%	\$240,200	1.14
2	467 Valley Street 3N	OneFloor	2	2.0	73	\$289,000	\$258,000	\$277,000	107.36%	\$211,000	1.31
3	223 Laurel Avenue	Colonial	3	1.0	13	\$249,999	\$249,999	\$290,000	116.00%	\$312,400	0.93
4	1677 Springfield Avenue	OneFloor	2	2.0	6	\$284,999	\$284,999	\$300,006	105.27%	\$264,600	1.13
5	219 Laurel Avenue	Colonial	3	1.0	59	\$369,000	\$369,000	\$340,000	92.14%	\$307,200	1.11
6	28 Florida Street	CapeCod	3	3.0	19	\$389,900	\$389,900	\$405,000	103.87%	\$320,200	1.26
7	55 Princeton Street	Colonial	3	2.0	58	\$450,000	\$415,000	\$415,000	100.00%	\$325,200	1.28
8	51 Hughes Street	Colonial	3	3.0	35	\$425,000	\$425,000	\$425,000	100.00%	\$340,900	1.25
9	78 Van Ness Terrace	Colonial	4	2.1	162	\$475,000	\$459,000	\$459,000	100.00%	\$393,200	1.17
10	787 Prospect Street	Colonial	3	2.1	12	\$425,000	\$425,000	\$465,000	109.41%	\$316,100	1.47
11	8 Harding Street	Colonial	3	1.1	12	\$450,000	\$450,000	\$485,000	107.78%	\$345,300	1.40
12	24 Hilton Avenue	Colonial	4	2.0	24	\$465,000	\$465,000	\$485,143	104.33%		
13	41 Marie Place	CapeCod	3	2.0	11	\$499,000	\$499,000	\$499,000	100.00%	\$435,300	1.15
14	20-22 Florida Street	Colonial	3	2.1	40	\$524,900	\$524,900	\$520,000	99.07%	\$334,500	1.55
15	32 Brookwood Drive	Bungalow	3	3.0	47	\$550,000	\$550,000	\$575,000	104.55%	\$448,800	1.28
16	298 Elmwood Avenue	Tudor	4	3.1	53	\$699,000	\$649,000	\$650,000	100.15%		
17	45 Midland Boulevard	Colonial	3	1.2	9	\$599,000	\$599,000	\$660,000	110.18%	\$477,300	1.38
18	94 Harvard Avenue	Colonial	4	1.1	23	\$699,000	\$699,000	\$670,000	95.85%	\$535,600	1.25
19	468 Baldwin Road	Colonial	3	1.1	14	\$599,000	\$599,000	\$690,000	115.19%	\$590,900	1.17
20	34 W Parker Avenue	Colonial	4	2.2	173	\$749,000	\$749,000	\$750,000	100.13%	\$493,100	1.52

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21	11 Forest Road	Split Level	3	2.1	9	\$689,000	\$689,000	\$770,000	111.76%	\$544,600	1.41
22	35 Collinwood Road	Colonial	3	2.1	24	\$699,000	\$699,000	\$792,000	113.30%	\$598,200	1.32
23	20 Oakland Road	Colonial	4	3.1	18	\$799,000	\$799,000	\$813,000	101.75%	\$699,100	1.16
24	1 Oakland Terrace	Colonial	4	2.2	17	\$799,000	\$799,000	\$835,000	104.51%	\$573,500	1.46
25	516 Summit Avenue	Colonial	4	2.2	3	\$900,000	\$900,000	\$885,000	98.33%	\$699,900	1.26
26	575 Prospect Street	Colonial	4	3.2	21	\$949,000	\$949,000	\$1,050,000	110.64%	\$766,900	1.37
27	26 Salter Place	Colonial	4	2.1	9	\$925,000	\$925,000	\$1,052,000	113.73%		
28	47 Jefferson Avenue	Colonial	6	4.0	7	\$1,050,000	\$1,050,000	\$1,250,000	119.05%	\$944,100	1.32
AVERAGE					35	\$581,314	\$576,600	\$610,077	105.16%		1.28

"Active" Listings in Maplewood

Number of Units: 27
 Average List Price: \$602,004
 Average Days on Market: 38

"Under Contract" Listings in Maplewood

Number of Units: 58
 Average List Price: \$652,978
 Average Days on Market: 21

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										36
List Price	\$724,380	\$700,457	\$576,600										\$661,674
Sales Price	\$792,904	\$741,886	\$610,077										\$709,248
SP:LP%	107.91%	104.97%	105.16%										106.03%
SP to AV	1.36	1.38	1.28										1.34
# Units Sold	25	21	28										74
3 Mo Rate of Ab	0.75	0.89	1.23										0.96
Active Listings	25	24	27										25
Under Contracts	41	51	58										50

Flashback! YTD 2020 vs YTD 2021

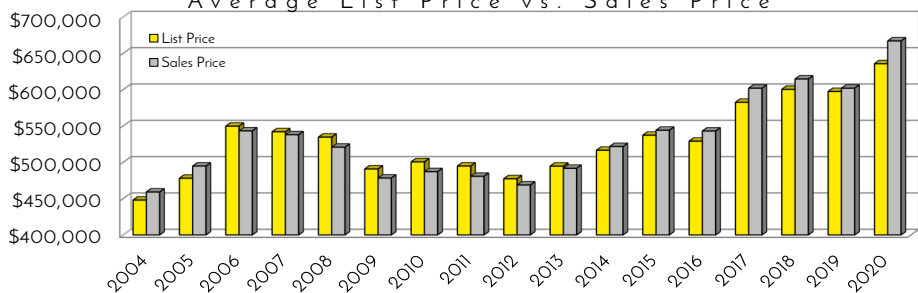
YTD	2020	2021	% Change
DOM	43	36	-17.80%
Sales Price	\$567,492	\$709,248	24.98%
LP:SP	101.83%	106.03%	4.13%
SP:AV	1.160	1.338	15.36%



YTD	2020	2021	% Change
# Units Sold	63	74	17.46%
Rate of Ab 3 Mo	1.97	1.23	-37.56%
Actives	34	27	-20.59%
Under Contracts	51	58	13.73%

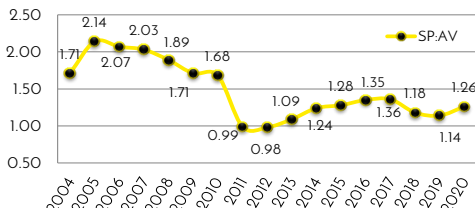
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

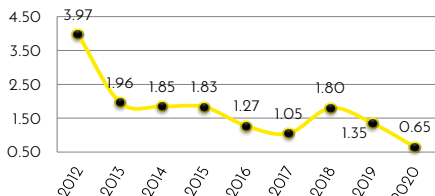


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657
SP	\$459,081	\$494,783	\$543,228	\$537,926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

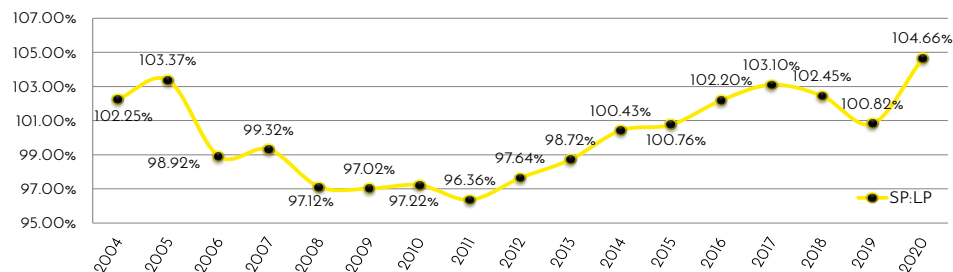


Data only available until 2012

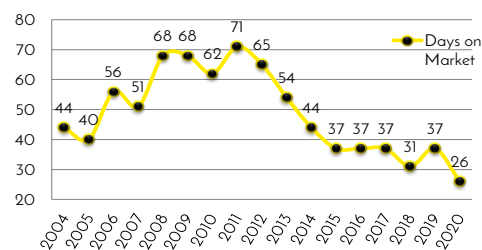
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood Yearly Market Trends

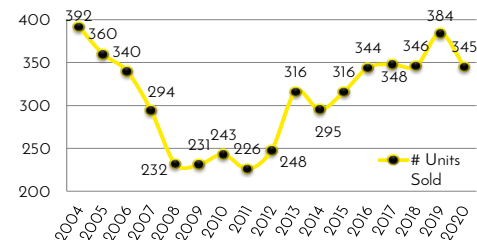
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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