

Maplewood

November 2021 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 C016	TwnIntUn	1	1.0	83	\$175,000	\$160,000	\$160,000	100.00%	\$115,200	1.39
2	44A Meadowbrook Place	TwnIntUn	1	1.0	117	\$179,999	\$179,999	\$190,000	105.56%	\$121,700	1.56
3	1677 Springfield Avenue U 3	OneFloor	2	1.1	34	\$295,000	\$295,000	\$295,000	100.00%	\$248,000	1.19
4	56 Schaefer Road	CapeCod	3	1.0	29	\$379,000	\$379,000	\$365,000	96.31%	\$272,300	1.34
5	117 Lexington Avenue	Colonial	2	2.0	8	\$379,000	\$379,000	\$384,000	101.32%	\$256,800	1.50
6	35 Meadowbrook Road	Colonial	3	1.0	31	\$399,900	\$399,900	\$399,999	100.02%	\$323,300	1.24
7	31 Hughes Street	Bi-Level	3	1.1	25	\$375,000	\$375,000	\$400,000	106.67%		
8	58 Hilton Avenue	Colonial	3	1.1	32	\$469,000	\$449,000	\$515,000	114.70%		
9	38 Sommer Avenue	Colonial	3	1.1	8	\$450,000	\$450,000	\$521,500	115.89%	\$463,700	1.12
10	75 Courter Avenue	FixrUppr	3	1.1	16	\$499,000	\$499,000	\$525,000	105.21%	\$521,100	1.01
11	219 Laurel Avenue	Colonial	4	1.1	73	\$549,900	\$475,000	\$530,000	111.58%		
12	115 Midland Boulevard	Colonial	3	1.1	9	\$535,000	\$535,000	\$535,000	100.00%	\$399,300	1.34
13	69 Essex Avenue	Colonial	3	1.1	34	\$555,000	\$545,000	\$560,000	102.75%	\$390,600	1.43
14	2 Melman Terrace	Colonial	3	2.1	13	\$549,000	\$549,000	\$575,000	104.74%	\$420,400	1.37
15	8 Boyden Avenue	Colonial	4	4.1	42	\$599,000	\$585,000	\$590,000	100.85%	\$427,700	1.38
16	4 Elberta Road	Colonial	4	2.0	14	\$600,000	\$600,000	\$625,000	104.17%	\$471,500	1.33
17	504 Prospect Street	Colonial	4	2.1	23	\$619,000	\$619,000	\$630,000	101.78%	\$505,900	1.25
18	154 Oakland Road	Colonial	5	2.2	18	\$689,000	\$689,000	\$700,000	101.60%	\$530,700	1.32
19	19 New England Road	Colonial	5	3.2	14	\$849,000	\$849,000	\$849,000	100.00%	\$666,700	1.27
20	14 S Pierson Road	Colonial	4	2.1	10	\$750,000	\$750,000	\$855,000	114.00%	\$589,600	1.45



ALLISON ZIEFERT
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COMPASS

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21	20 Madison Avenue	Colonial	4	2.2	16	\$750,000	\$750,000	\$865,000	115.33%	\$599,300	1.44
22	21 Saint Lawrence Avenue	Colonial	4	3.1	15	\$950,000	\$950,000	\$980,000	103.16%		
23	18 Rutgers Street	Colonial	4	3.1	18	\$985,000	\$985,000	\$1,050,000	106.60%	\$744,300	1.41
24	124 Parker Avenue	Colonial	5	2.3	16	\$899,000	\$899,000	\$1,126,000	125.25%		
25	452 Walton Road	Colonial	5	4.1	10	\$999,000	\$999,000	\$1,296,000	129.73%		
26	20 Beach Place	Colonial	4	3.0	11	\$1,285,000	\$1,285,000	\$1,400,000	108.95%	\$838,300	1.67
AVERAGE					28	\$606,300	\$601,150	\$650,827	106.78%		1.35

"Active" Listings in Maplewood

Number of Units: 19
 Average List Price: \$593,711
 Average Days on Market: 58

"Under Contract" Listings in Maplewood

Number of Units: 39
 Average List Price: \$688,272
 Average Days on Market: 32



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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	14	19	13	19	18	22	18	28		22
List Price	\$724,380	\$700,457	\$576,600	\$661,579	\$713,526	\$740,404	\$737,648	\$717,907	\$712,425	\$629,772	\$601,150		\$692,607
Sales Price	\$792,904	\$741,886	\$610,077	\$731,847	\$800,848	\$827,473	\$844,812	\$768,266	\$729,904	\$666,894	\$650,827		\$756,809
SP:LP%	107.91%	104.97%	105.16%	109.98%	111.53%	112.15%	113.24%	106.89%	102.42%	105.32%	106.78%		108.53%
SP to AV	1.36	1.38	1.28	1.43	1.45	1.45	1.54	1.43	1.34	1.43	1.35		1.42
# Units Sold	25	21	28	29	34	47	46	44	28	18	26		346
3 Mo Rate of Ab	0.75	0.89	1.23	1.48	0.90	1.42	0.89	0.59	0.94	0.93	1.00		1.00
Active Listings	25	24	27	32	31	41	36	30	31	25	19		29
Under Contracts	41	51	58	76	82	76	64	39	35	47	39		55

Flashback! YTD 2020 vs YTD 2021

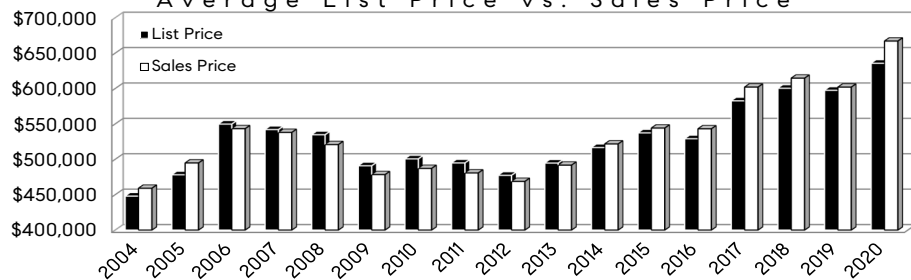
YTD	2020	2021	% Change
DOM	26	22	-16.24%
Sales Price	\$667,800	\$756,809	13.33%
LP:SP	104.50%	108.53%	3.86%
SP:AV	1.25	1.42	13.87%



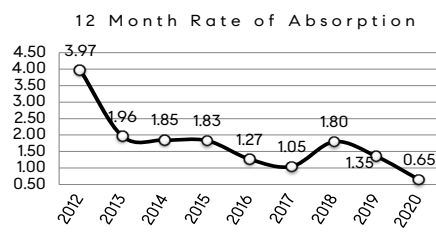
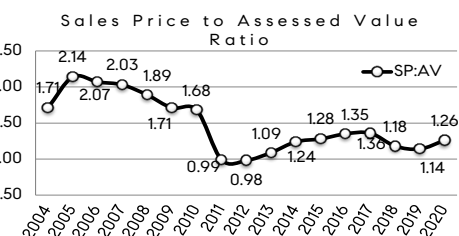
YTD	2020	2021	% Change
# Units Sold	345	346	0.29%
Rate of Ab 3 Mo	0.87	1.00	14.94%
Actives	36	19	-47.22%
Under Contracts	57	39	-31.58%

Maplewood Yearly Market Trends

Average List Price vs. Sales Price



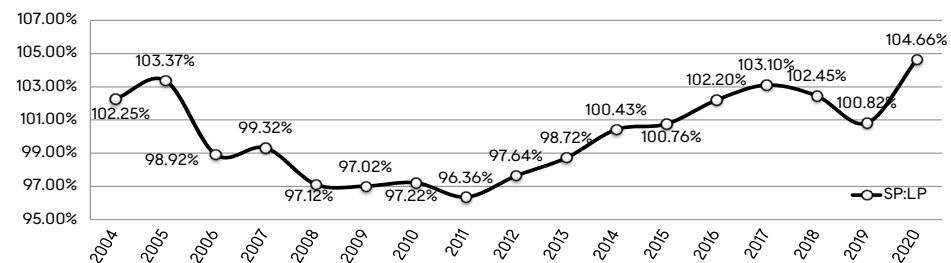
Year	LP	SP
2004	\$447,948	\$459,081
2005	\$478,050	\$494,783
2006	\$549,722	\$553,228
2007	\$541,955	\$537,926
2008	\$534,636	\$520,795
2009	\$490,803	\$478,306
2010	\$500,568	\$487,124
2011	\$494,809	\$480,676
2012	\$477,344	\$468,724
2013	\$494,642	\$491,717
2014	\$516,529	\$521,666
2015	\$537,245	\$544,125
2016	\$528,990	\$543,053
2017	\$582,541	\$601,993
2018	\$600,368	\$614,630
2019	\$597,463	\$601,933
2020	\$635,657	\$667,024



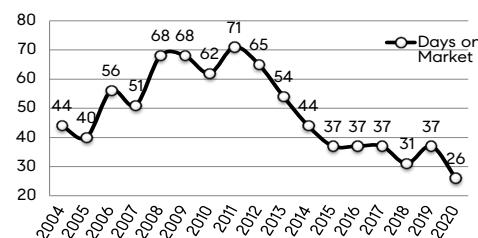
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood Yearly Market Trends

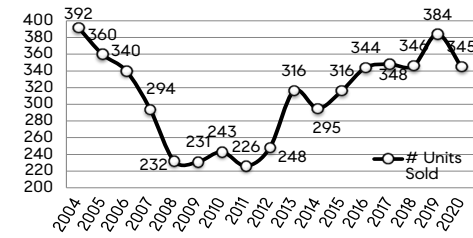
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.