

Maplewood

March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	289A Elmwood Avenue	TwnEndUn	1	1.0	13	\$190,000	\$190,000	\$198,000	104.21%	\$125,200	1.58
2	192 Burnett Avenue	OneFloor	2	1.0	177	\$272,000	\$248,000	\$242,000	97.58%	\$135,000	1.79
3	1677 Springfield Avenue	OneFloor	2	2.0	1	\$299,000	\$299,000	\$290,000	96.99%	\$251,900	1.15
4	46 Hughes Street	Colonial	3	2.0	11	\$299,000	\$299,000	\$360,000	120.40%	\$244,100	1.47
5	14 Wetmore Avenue	Colonial	3	2.0	28	\$419,000	\$419,000	\$420,000	100.24%	\$389,400	1.08
6	31 Porter Road	Colonial	3	2.0	20	\$400,000	\$400,000	\$475,000	118.75%	\$319,300	1.49
7	21 Vermont Street	Colonial	4	2.0	42	\$524,999	\$499,900	\$475,000	95.02%	\$333,400	1.42
8	14 Elsmann Terrace	Split Level	4	2.0	28	\$499,000	\$499,000	\$480,000	96.19%	\$299,300	1.60
9	87 Jacoby Street	CapeCod	3	2.0	12	\$450,000	\$450,000	\$501,000	111.33%	\$288,000	1.74
10	35 North Terrace	Colonial	5	1.1	13	\$729,000	\$729,000	\$929,000	127.43%	\$575,300	1.61
11	93 Parker Avenue	Colonial	4	2.0	9	\$899,000	\$899,000	\$993,000	110.46%		
12	75 Oakview Avenue	Colonial	5	3.0	9	\$840,000	\$840,000	\$1,022,000	121.67%	\$638,300	1.60
13	76 Courter Avenue	Colonial	3	1.1	9	\$850,000	\$850,000	\$1,065,000	125.29%	\$567,900	1.88
14	24 Burnett Terrace	Colonial	4	3.1	11	\$975,000	\$975,000	\$1,130,000	115.90%	\$650,400	1.74
15	23 Colonial Terrace	Colonial	3	3.1	12	\$925,000	\$925,000	\$1,232,000	133.19%	\$685,300	1.80
16	67 Burnett Terrace	Colonial	5	2.2	16	\$1,100,000	\$1,100,000	\$1,285,000	116.82%	\$719,500	1.79
17	18 Colonial Terrace	Colonial	5	2.2	9	\$1,049,000	\$1,049,000	\$1,399,500	133.41%		
18	30 Oakland Road	Colonial	4	3.2	12	\$1,200,000	\$1,200,000	\$1,465,000	122.08%	\$759,500	1.93
19	140 Wyoming Avenue	Tudor	6	4.3	7	\$1,095,000	\$1,095,000	\$1,510,000	137.90%	\$898,100	1.68
AVERAGE					23	\$685,000	\$682,416	\$814,289	114.99%		1.61

"Active" Listings in Maplewood

Number of Units: 17
 Average List Price: \$619,718
 Average Days on Market: 22

"Under Contract" Listings in Maplewood

Number of Units: 56
 Average List Price: \$737,530
 Average Days on Market: 22



ALLISON ZIEFERT
 REAL ESTATE GROUP



Maplewood 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	24	23										29
List Price	\$685,222	\$754,941	\$682,416										\$710,376
Sales Price	\$730,389	\$834,947	\$814,289										\$805,313
SP:LP%	104.64%	108.43%	114.99%										110.44%
SP to AV	1.43	1.31	1.61										1.48
# Units Sold	9	17	19										45
3 Mo Rate of Ab	0.68	1.00	1.36										1.01
Active Listings	20	20	17										19
Under Contracts	32	40	56										43

Flashback! YTD 2021 vs YTD 2022

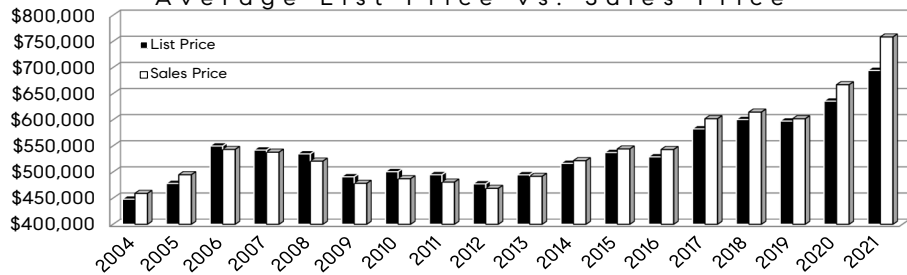
YTD	2021	2022	% Change
DOM	36	29	-18.74%
Sales Price	\$709,248	\$805,313	13.54%
LP:SP	106.03%	110.44%	4.16%
SP:AV	1.34	1.48	10.36%



YTD	2021	2022	% Change
# Units Sold	74	45	-39.19%
Rate of Ab 3 Mo	1.23	1.36	10.57%
Actives	27	17	-37.04%
Under Contracts	58	56	-3.45%

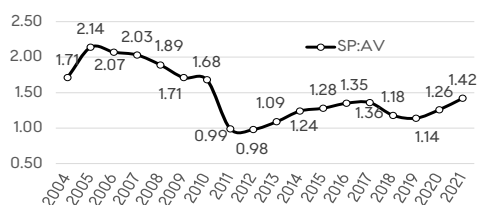
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

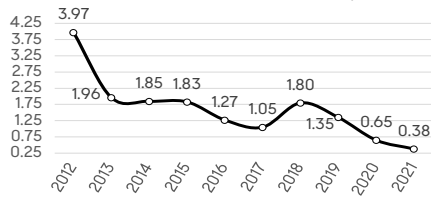


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657	\$694,401
SP	\$459,081	\$494,783	\$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	\$667,026	\$758,426

Sales Price to Assessed Value Ratio



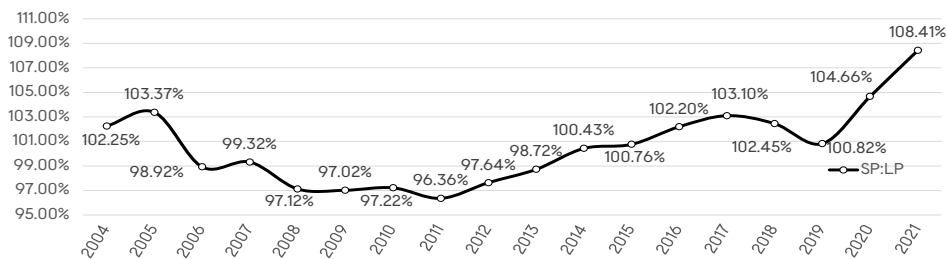
12 Month Rate of Absorption



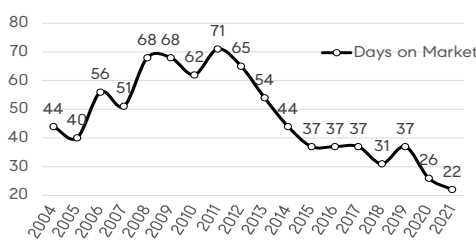
Data only available until 2012

Maplewood Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

