

Maplewood

October 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	289B Elmwood Avenue	OneFloor	1	1.0	16	\$144,900	\$144,900	\$143,500	99.03%	\$125,200	1.15
2	1 44Th Street	TwnEndUn	2	1.1	8	\$265,000	\$265,000	\$277,000	104.53%	\$245,200	1.13
3	7 Concord Avenue	Colonial	3	2.0	70	\$440,000	\$425,000	\$413,000	97.18%	\$286,200	1.44
4	44 Schaefer Road	Colonial	3	1.0	21	\$450,000	\$450,000	\$485,000	107.78%	\$258,500	1.88
5	15 Florida Street	Colonial	3	2.0	14	\$505,000	\$505,000	\$551,000	109.11%	\$299,100	1.84
6	74 Boyden Avenue	Victorian	5	2.1	61	\$659,000	\$589,000	\$589,000	100.00%	\$392,700	1.50
7	114 Lexington Avenue	Colonial	3	2.1	12	\$549,000	\$549,000	\$610,000	111.11%	\$404,400	1.51
8	118 Lexington Avenue	Colonial	4	1.1	7	\$550,000	\$550,000	\$652,000	118.55%		
9	20 Garthwaite Terrace	Colonial	4	2.1	1	\$659,000	\$659,000	\$660,000	100.15%	\$627,400	1.05
10	91 Courter Avenue	Tudor	3	2.0	29	\$650,000	\$599,000	\$672,600	112.29%	\$495,400	1.36
11	3 Crowell Place	Colonial	3	2.1	9	\$679,000	\$679,000	\$689,000	101.47%	\$538,700	1.28
12	35 Plymouth Avenue	Colonial	4	1.1	31	\$719,000	\$719,000	\$719,000	100.00%	\$487,100	1.48
13	114 Parker Avenue	Colonial	3	3.0	1	\$750,000	\$750,000	\$750,000	100.00%	\$496,900	1.51
14	16 Plymouth Place	Ranch	3	2.1	9	\$729,000	\$729,000	\$770,000	105.62%	\$552,400	1.39
15	264 Dunnell Road	Colonial	5	2.1	8	\$799,000	\$799,000	\$815,000	102.00%	\$530,800	1.54
16	18 Woodland Road	Victorian	5	2.1	13	\$899,000	\$899,000	\$905,000	100.67%	\$665,700	1.36
17	8 Berkeley Road	Colonial	4	2.2	13	\$925,000	\$925,000	\$981,000	106.05%	\$760,900	1.29
18	9 Lenox Place	Colonial	5	2.2	7	\$1,100,000	\$1,100,000	\$1,322,000	120.18%	\$839,100	1.58
AVERAGE					18	\$637,328	\$629,772	\$666,894	105.32%		1.43

"Active" Listings in Maplewood

Number of Units: 25
 Average List Price: \$602,316
 Average Days on Market: 44

"Under Contract" Listings in Maplewood

Number of Units: 47
 Average List Price: \$661,847
 Average Days on Market: 33



ALLISON ZIEFERT
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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			22
List Price	\$724,380	\$700,457	\$576,600	\$661,579	\$713,526	\$740,404	\$737,648	\$717,907	\$712,425	\$629,772			\$700,038
Sales Price	\$792,904	\$741,886	\$610,077	\$731,847	\$800,848	\$827,473	\$844,812	\$768,266	\$729,904	\$666,894			\$765,420
SP:LP%	107.91%	104.97%	105.16%	109.98%	111.53%	112.15%	113.24%	106.89%	102.42%	105.32%			108.67%
SP to AV	1.36	1.38	1.28	1.43	1.45	1.45	1.54	1.43	1.34	1.43			1.42
# Units Sold	25	21	28	29	34	47	46	44	28	18			320
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
Active Listings	25	24	27	32	31	41	36	30	31	25			30
Under Contracts	41	51	58	76	82	76	64	39	35	47			57

Flashback! YTD 2020 vs YTD 2021

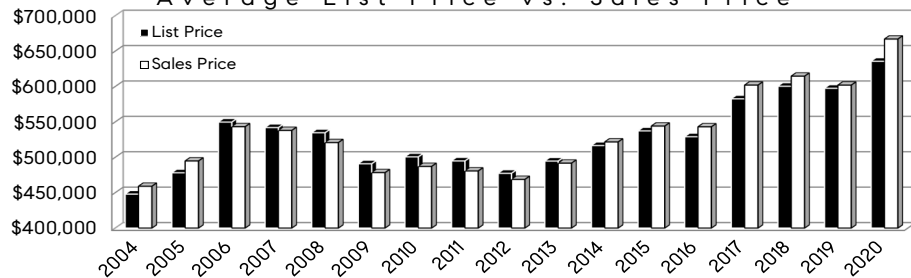
YTD	2020	2021	% Change
DOM	27	22	-20.69%
Sales Price	\$660,855	\$765,420	15.82%
LP:SP	104.15%	108.67%	4.34%
SP:AV	1.24	1.42	15.18%



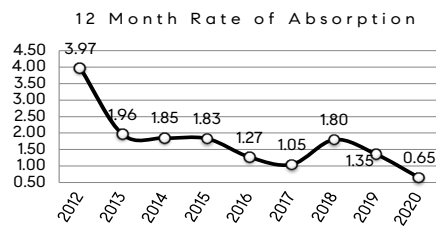
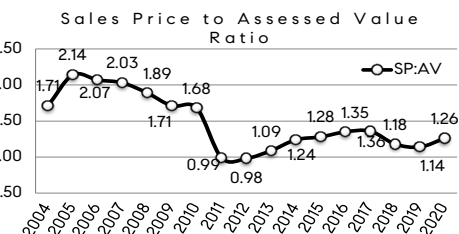
YTD	2020	2021	% Change
# Units Sold	308	320	3.90%
Rate of Ab 3 Mo	0.81	0.93	14.81%
Actives	39	25	-35.90%
Under Contracts	65	47	-27.69%

Maplewood Yearly Market Trends

Average List Price vs. Sales Price



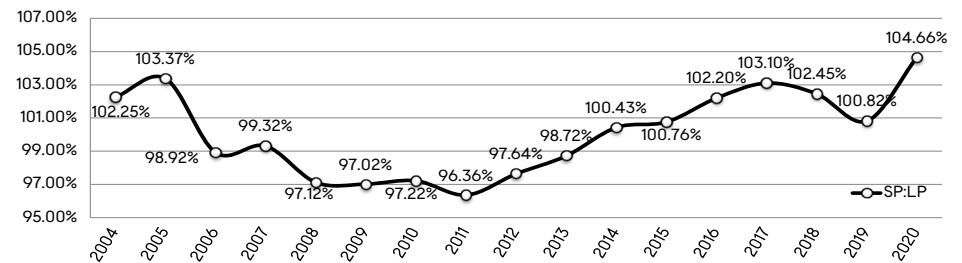
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463	\$635,657
SP	\$459,081	\$494,783	\$543,228	\$537,926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



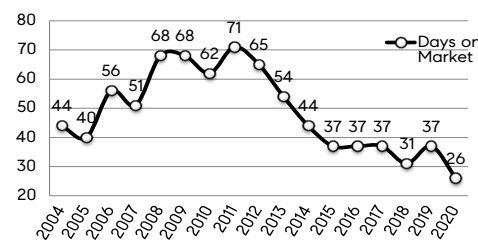
Data only available until 2012

Maplewood Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

