

Maplewood

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	291-A Elmwood Avenue	TwndEndUn	1	1.0	7	\$165,000	\$165,000	\$175,000	106.06%	\$128,800	1.36
2	465-73 Valley Street	OneFloor	1	1.0	26	\$199,900	\$199,900	\$195,000	97.55%	\$138,700	1.41
3	321 Boyden Avenue	Colonial	2	1.0	85	\$280,000	\$280,000	\$225,900	80.68%	\$196,500	1.15
4	660-666 Irvington Avenue	TwndEndUn	2	1.1	10	\$229,900	\$229,900	\$239,000	103.96%	\$141,300	1.69
5	465-73 Valley Street	OneFloor	2	2.0	32	\$289,000	\$289,000	\$289,000	100.00%	\$244,300	1.18
6	32 Lexington Avenue	Colonial	3	1.0	24	\$350,000	\$350,000	\$340,000	97.14%	\$309,500	1.10
7	50-52 Union Avenue	Colonial	4	2.1	174	\$429,000	\$389,900	\$350,000	89.77%	\$404,900	0.86
8	19 Berkeley Street	Colonial	3	2.0	21	\$399,000	\$399,000	\$399,000	100.00%	\$289,100	1.38
9	7 Marion Terrace	Colonial	4	1.2	41	\$425,000	\$425,000	\$425,000	100.00%	\$351,000	1.21
10	163 Franklin Terrace	Colonial	4	2.1	90	\$429,000	\$429,000	\$429,000	100.00%	\$337,500	1.27
11	228 Tuscan Road	Colonial	3	1.1	12	\$422,000	\$422,000	\$460,000	109.00%	\$310,700	1.48
12	146 Franklin Avenue	Colonial	3	1.1	14	\$450,000	\$450,000	\$475,000	105.56%	\$381,800	1.24
13	64-66 Broadview Avenue	Colonial	3	1.1	37	\$499,000	\$479,000	\$499,000	104.18%	\$417,100	1.20
14	24 Tuscan Street	Colonial	3	1.1	7	\$419,000	\$419,000	\$500,000	119.33%	\$305,400	1.64
15	44 Coolidge Road	Colonial	3	2.1	7	\$525,000	\$525,000	\$560,500	106.76%	\$448,800	1.25
16	14 Highland Place	TwndEndUn	2	2.1	15	\$519,000	\$519,000	\$585,000	112.72%	\$426,600	1.37
17	22 Warren Road	CapeCod	3	2.1	9	\$579,000	\$579,000	\$620,373	107.15%	\$459,000	1.35
18	12 Elberta Road	Colonial	4	2.0	39	\$609,000	\$609,000	\$630,000	103.45%	\$503,800	1.25
19	134 Tuscan Road	Colonial	3	2.1	9	\$639,000	\$639,000	\$671,030	105.01%	\$499,000	1.34
20	42 Madison Avenue	Colonial	4	1.1	9	\$649,000	\$649,000	\$680,000	104.78%	\$484,000	1.40
21	30 W Parker Avenue	Colonial	3	2.0	9	\$615,000	\$615,000	\$707,000	114.96%	\$499,100	1.42
22	507 Richmond Avenue	Colonial	3	2.1	8	\$630,000	\$630,000	\$712,000	113.02%	\$514,300	1.38
23	3 Sunset Terrace	Colonial	3	2.1	15	\$749,000	\$749,000	\$750,000	100.13%	\$630,100	1.19
24	98 Plymouth Avenue	Colonial	3	1.1	8	\$650,000	\$650,000	\$755,000	116.15%	\$549,300	1.37
25	16 St Lawrence Avenue	Colonial	4	3.0	9	\$765,000	\$765,000	\$765,000	100.00%	\$557,700	1.37

COMPASS

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26	147 Parker Avenue	Colonial	5	3.1	13	\$725,000	\$725,000	\$800,000	110.34%	\$610,400	1.31
27	18A Yale Street	Colonial	4	2.1	11	\$719,000	\$719,000	\$830,000	115.44%	\$541,800	1.53
28	45 Essex Road	Custom	4	3.0	6	\$769,000	\$769,000	\$841,000	109.36%	\$596,200	1.41
29	21 Euclid Avenue	Tudor	5	3.2	13	\$700,000	\$700,000	\$851,111	121.59%	\$818,600	1.04
30	5 Tower Drive	Tudor	4	3.1	19	\$899,000	\$899,000	\$979,000	108.90%	\$772,200	1.27
31	653 Prospect Street	Colonial	6	3.2	11	\$990,000	\$990,000	\$995,000	100.51%	\$899,500	1.11
32	24 Warner Road	Split Level	4	2.1	3	\$999,000	\$999,000	\$999,000	100.00%	\$632,900	1.58
33	61 Jefferson Avenue	Colonial	3	2.1	8	\$899,000	\$899,000	\$999,999	111.23%	\$674,800	1.48
34	475 Baldwin Road	Colonial	6	3.1	9	\$895,000	\$895,000	\$1,051,000	117.43%	\$657,100	1.60
35	612 Ridgewood Road	Colonial	5	3.2	9	\$949,000	\$949,000	\$1,081,000	113.91%	\$778,000	1.39
36	492 Summit Avenue	Colonial	6	3.2	8	\$925,000	\$925,000	\$1,150,000	124.32%	\$668,900	1.72
37	27 Sagamore Road	Bungalow	4	3.0	57	\$1,399,000	\$1,399,000	\$1,399,000	100.00%	\$657,900	2.13
AVERAGE					24	\$615,751	\$614,154	\$659,808	106.23%		1.36

"Active" Listings in Maplewood

Number of Units: 20
 Average List Price: \$545,790
 Average Days on Market: 39

"Under Contract" Listings in Maplewood

Number of Units: 45
 Average List Price: \$668,691
 Average Days on Market: 41

Maplewood 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38	59	31	27	23	33	31	15	20	22	19	24	26
List Price	\$560,805	\$500,732	\$613,790	\$483,215	\$687,746	\$689,200	\$647,841	\$687,246	\$666,485	\$676,992	\$677,941	\$614,154	\$635,657
Sales Price	\$571,982	\$499,655	\$637,400	\$504,978	\$682,496	\$690,842	\$677,951	\$731,132	\$711,777	\$725,542	\$725,608	\$659,808	\$667,026
SP:LP%	101.78%	100.11%	103.77%	103.55%	100.48%	101.28%	103.87%	106.19%	106.47%	107.02%	107.36%	106.23%	104.66%
SP to AV	1.18	1.08	1.24	1.17	1.15	1.18	1.25	1.29	1.30	1.30	1.33	1.36	1.26
# Units Sold	21	22	20	27	24	19	41	50	47	37	37	37	382
3 Mo Rate of Ab	1.82	2.41	1.97	1.63	2.03	2.13	1.19	1.04	1.00	0.81	0.87	0.57	1.46
Active Listings	46	53	34	33	44	45	28	33	48	39	36	20	38
Under Contracts	39	45	51	40	40	63	75	67	59	65	57	45	54

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	37	26	-30.02%
Sales Price	\$601,933	\$667,026	10.81%
LP:SP	100.82%	104.66%	3.82%
SP:AV	1.145	1.258	9.94%



YTD	2019	2020	% Change
# Units Sold	384	345	-10.16%
Rate of Ab 3 Mo	1.69	0.57	-66.27%
Actives	44	20	-54.55%
Under Contracts	41	45	9.76%

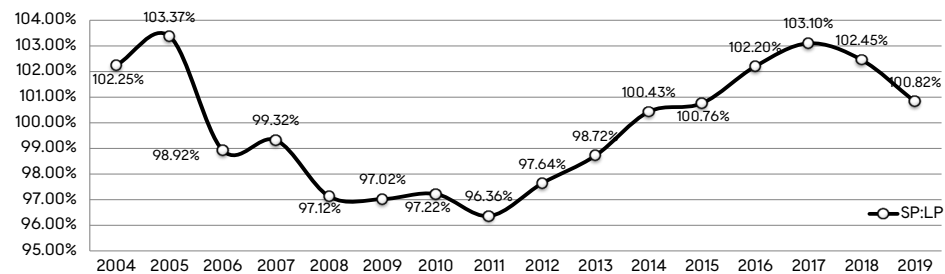
Maplewood Yearly Market Trends

Average List Price vs. Sales Price



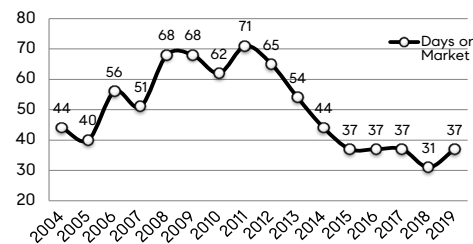
Maplewood Yearly Market Trends

Sales Price to List Price Ratios

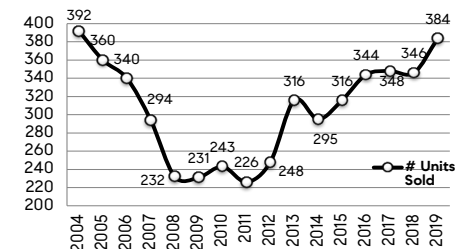


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,880	\$477,344	\$494,642	\$516,529	\$537,245	\$528,990	\$582,541	\$600,368	\$597,463
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676	\$468,724	\$491,717	\$521,666	\$544,125	\$543,053	\$601,993	\$614,630	\$601,933

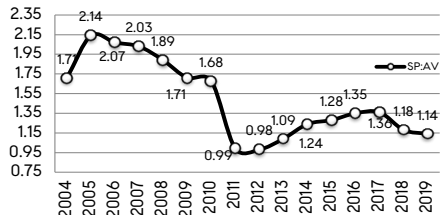
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

