

# Maplewood

## April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	32 Hughes Street	Colonial	2	2.0	4	\$300,000	\$300,000	\$215,000	71.67%	\$271,400	0.79
2	72 Franklin Avenue	Colonial	3	1.0	11	\$450,000	\$450,000	\$475,000	105.56%	\$288,600	1.65
3	195 Indiana Street	Colonial	3	1.0	14	\$500,000	\$500,000	\$500,000	100.00%	\$240,200	2.08
4	68 Boyden Avenue	Colonial	3	1.0	5	\$499,999	\$499,999	\$500,000	100.00%	\$389,700	1.28
5	94 Jacoby Street	Colonial	3	1.0	64	\$499,900	\$499,900	\$527,000	105.42%	\$258,200	2.04
6	429 Elmwood Avenue	Colonial	4	1.1	110	\$689,000	\$689,000	\$690,000	100.15%	\$475,000	1.45
7	27 Lancaster Avenue	Colonial	3	1.1	14	\$739,900	\$739,900	\$800,000	108.12%	\$474,900	1.68
8	73 Parker Avenue	Colonial	4	3.2	17	\$800,000	\$800,000	\$900,073	112.51%	\$623,600	1.44
9	22 Arcularius Terrace	Colonial	4	2.2	14	\$778,000	\$778,000	\$999,999	128.53%	\$950,900	1.05
10	22 Kendal Avenue	Colonial	4	1.1	9	\$849,000	\$849,000	\$1,100,000	129.56%	\$603,000	1.82
11	43 Sommer Avenue	Colonial	3	1.2	8	\$729,000	\$729,000	\$1,139,000	156.24%	\$521,400	2.18
12	519 Prospect Street	Colonial	6	3.1	8	\$899,000	\$899,000	\$1,142,016	127.03%	\$635,200	1.80
13	58 Kendal Avenue	Colonial	4	3.0	9	\$949,000	\$949,000	\$1,201,058	126.56%	\$667,600	1.80
14	490 Richmond Avenue	Colonial	3	2.1	11	\$899,000	\$899,000	\$1,221,000	135.82%	\$603,300	2.02
15	67 Tuscan Road	Colonial	4	3.1	12	\$950,000	\$950,000	\$1,230,000	129.47%	\$576,000	2.14
16	23 Crestwood Drive	Tudor	3	2.2	9	\$995,000	\$995,000	\$1,252,000	125.83%	\$658,800	1.90
17	32 Mountain Avenue	Colonial	5	3.1	9	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$856,400	1.75
18	27 North Crescent	Colonial	5	3.2	8	\$1,425,000	\$1,425,000	\$1,650,000	115.79%	\$885,000	1.86
19	30 Mountain Avenue	Colonial	5	4.1	63	\$1,895,000	\$1,895,000	\$1,895,000	100.00%	Renovated	
20	26 Burnett Street	Victorian	6	4.1	2	\$1,750,000	\$1,750,000	\$2,100,000	120.00%	New	
AVERAGE					20	\$904,840	\$904,840	\$1,051,857	114.91%		1.71

### "Active" Listings in Maplewood

Number of Units: 26  
Average List Price: \$886,423  
Average Days on Market: 17

### "Under Contract" Listings in Maplewood

Number of Units: 50  
Average List Price: \$929,592  
Average Days on Market: 24



# Maplewood 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	55	23	21	20									27
List Price	\$612,650	\$830,944	\$856,787	\$904,840									\$819,912
Sales Price	\$669,187	\$911,944	\$989,188	\$1,051,857									\$928,930
SP:LP%	107.79%	108.84%	113.90%	114.91%									111.72%
SP to AV	1.51	1.70	1.79	1.71									1.69
# Units Sold	12	18	16	20									66
3 Mo Rate of Ab	0.92	0.96	0.80	1.38									1.02
Active Listings	16	13	17	26									18
Under Contracts	25	29	34	50									35

## Flashback! YTD 2023 vs YTD 2024

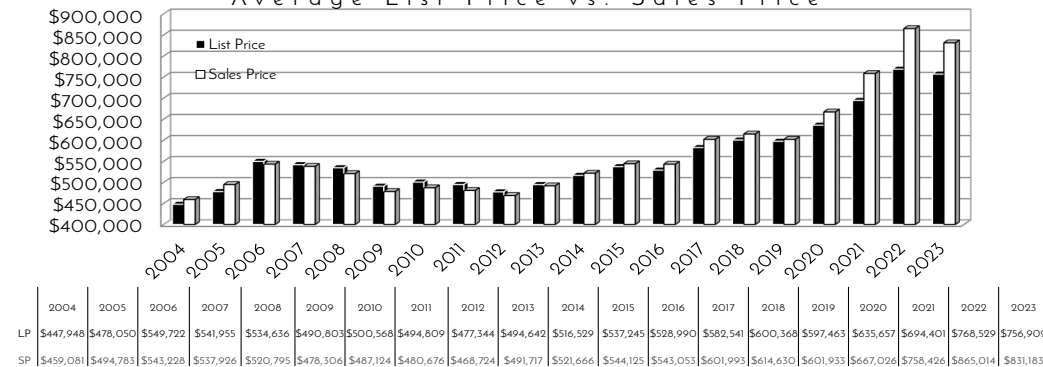
YTD	2023	2024	% Change
DOM	34	27	-19.42%
Sales Price	\$809,298	\$928,930	14.78%
LP:SP	105.19%	111.72%	6.20%
SP:AV	1.47	1.69	15.39%



YTD	2023	2024	% Change
# Units Sold	51	66	29.41%
Rate of Ab 3 Mo	1.85	1.02	-45.21%
Actives	25	18	-28.00%
Under Contracts	30	35	15.00%

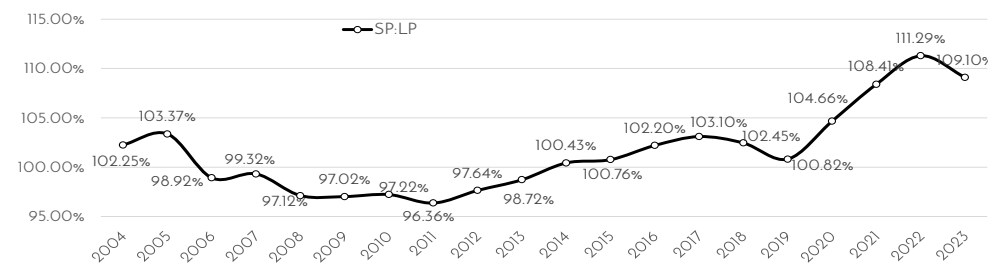
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price

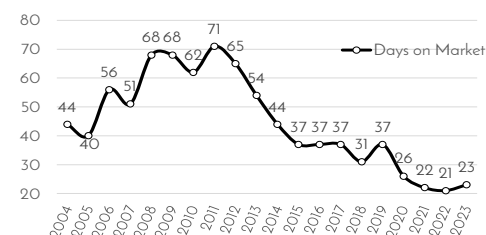


## Maplewood Yearly Market Trends

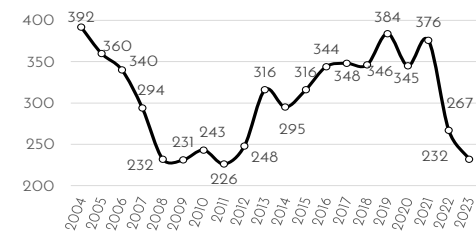
Sales Price to List Price Ratios



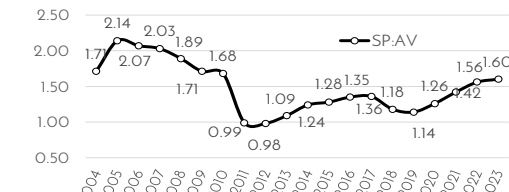
Average Days on Market



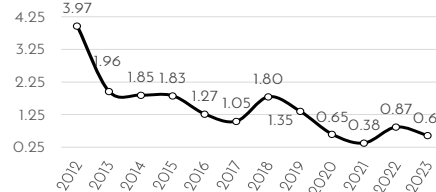
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012