

Local Market Update for October 2019

Provided by New Jersey REALTORS®



Maplewood Twp

Essex County

Single Family

| Key Metrics | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 10-2018 | Thru 10-2019 | Percent Change |
| New Listings | 41 | 37 | - 9.8% | 424 | 460 | + 8.5% |
| Closed Sales | 21 | 21 | 0.0% | 282 | 304 | + 7.8% |
| Days on Market Until Sale | 28 | 49 | + 75.0% | 30 | 38 | + 26.7% |
| Median Sales Price* | \$675,000 | \$610,000 | - 9.6% | \$637,600 | \$613,000 | - 3.9% |
| Percent of List Price Received* | 102.9% | 97.4% | - 5.3% | 103.0% | 100.6% | - 2.3% |
| Inventory of Homes for Sale | 95 | 61 | - 35.8% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 2.0 | - 42.9% | -- | -- | -- |

Townhouse-Condo

| Key Metrics | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 10-2018 | Thru 10-2019 | Percent Change |
| New Listings | 5 | 8 | + 60.0% | 50 | 52 | + 4.0% |
| Closed Sales | 3 | 1 | - 66.7% | 31 | 28 | - 9.7% |
| Days on Market Until Sale | 28 | 19 | - 32.1% | 34 | 51 | + 50.0% |
| Median Sales Price* | \$185,000 | \$155,000 | - 16.2% | \$215,000 | \$190,000 | - 11.6% |
| Percent of List Price Received* | 107.3% | 100.0% | - 6.8% | 101.0% | 98.0% | - 3.0% |
| Inventory of Homes for Sale | 13 | 13 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 4.3 | + 7.5% | -- | -- | -- |

Adult Community

| Key Metrics | October | | | Year to Date | | |
|---------------------------------|---------|-------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 10-2018 | Thru 10-2019 | Percent Change |
| New Listings | 0 | 0 | -- | 2 | 1 | - 50.0% |
| Closed Sales | 0 | 0 | -- | 1 | 2 | + 100.0% |
| Days on Market Until Sale | 0 | 0 | -- | 22 | 108 | + 390.9% |
| Median Sales Price* | \$0 | \$0 | -- | \$700,000 | \$642,500 | - 8.2% |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 97.2% | 97.3% | + 0.1% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.0 | - 100.0% | -- | -- | -- |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

