

## Local Market Update for December 2019

Provided by New Jersey REALTORS®



# Maplewood Twp

Essex County

### Single Family

	December			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	14	10	- 28.6%	464	497	+ 7.1%
Closed Sales	17	25	+ 47.1%	320	359	+ 12.2%
Days on Market Until Sale	29	30	+ 3.4%	31	37	+ 19.4%
Median Sales Price*	\$599,000	\$595,000	- 0.7%	\$632,000	\$612,000	- 3.2%
Percent of List Price Received*	101.5%	99.8%	- 1.7%	102.7%	100.4%	- 2.2%
Inventory of Homes for Sale	64	45	- 29.7%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

### Townhouse-Condo

	December			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	2	3	+ 50.0%	55	57	+ 3.6%
Closed Sales	1	5	+ 400.0%	37	35	- 5.4%
Days on Market Until Sale	27	49	+ 81.5%	38	57	+ 50.0%
Median Sales Price*	\$270,000	\$260,000	- 3.7%	\$190,000	\$218,450	+ 15.0%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	100.9%	97.8%	- 3.1%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--

### Adult Community

	December			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	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

