

Local Market Update for March 2019

Provided by New Jersey REALTORS®



Maplewood Twp

Essex County

Single Family

	March			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	43	45	+ 4.7%	125	124	- 0.8%
Closed Sales	14	25	+ 78.6%	61	62	+ 1.6%
Days on Market Until Sale	33	38	+ 15.2%	40	46	+ 15.0%
Median Sales Price*	\$555,500	\$662,000	+ 19.2%	\$590,000	\$538,500	- 8.7%
Percent of List Price Received*	105.4%	100.4%	- 4.7%	102.0%	99.8%	- 2.2%
Inventory of Homes for Sale	65	57	- 12.3%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

Townhouse-Condo

	March			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	6	5	- 16.7%	20	15	- 25.0%
Closed Sales	6	2	- 66.7%	10	5	- 50.0%
Days on Market Until Sale	23	53	+ 130.4%	30	29	- 3.3%
Median Sales Price*	\$241,450	\$248,750	+ 3.0%	\$220,000	\$177,500	- 19.3%
Percent of List Price Received*	100.3%	98.4%	- 1.9%	99.9%	101.5%	+ 1.6%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	2.4	7.7	+ 220.8%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	0	156	--	0	156	--
Median Sales Price*	\$0	\$235,000	--	\$0	\$235,000	--
Percent of List Price Received*	0.0%	98.7%	--	0.0%	98.7%	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

* 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

