

Local Market Update for April 2019

Provided by New Jersey REALTORS®



Maplewood Twp

Essex County

Single Family

	April			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	50	57	+ 14.0%	175	181	+ 3.4%
Closed Sales	36	29	- 19.4%	97	91	- 6.2%
Days on Market Until Sale	21	57	+ 171.4%	33	49	+ 48.5%
Median Sales Price*	\$710,250	\$501,000	- 29.5%	\$650,000	\$515,000	- 20.8%
Percent of List Price Received*	105.1%	99.2%	- 5.6%	103.1%	99.6%	- 3.4%
Inventory of Homes for Sale	72	65	- 9.7%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	6	6	0.0%	26	21	- 19.2%
Closed Sales	2	1	- 50.0%	12	6	- 50.0%
Days on Market Until Sale	11	184	+ 1,572.7%	27	55	+ 103.7%
Median Sales Price*	\$198,000	\$462,000	+ 133.3%	\$220,000	\$181,250	- 17.6%
Percent of List Price Received*	102.4%	96.5%	- 5.8%	100.3%	100.6%	+ 0.3%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	2.9	7.4	+ 155.2%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	0	156	--
Median Sales Price*	\$0	\$0	--	\$0	\$235,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	98.7%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0	0.0	--	--	--	--

* 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

