

Local Market Update for April 2020

Provided by New Jersey REALTORS®



Maplewood Twp

Essex County

Single Family

	April			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	58	22	- 62.1%	184	117	- 36.4%
Closed Sales	29	20	- 31.0%	91	78	- 14.3%
Days on Market Until Sale	57	25	- 56.1%	48	39	- 18.8%
Median Sales Price*	\$501,000	\$626,200	+ 25.0%	\$515,000	\$598,750	+ 16.3%
Percent of List Price Received*	99.2%	104.8%	+ 5.6%	99.6%	102.6%	+ 3.0%
Inventory of Homes for Sale	74	40	- 45.9%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	6	3	- 50.0%	21	21	0.0%
Closed Sales	1	6	+ 500.0%	6	13	+ 116.7%
Days on Market Until Sale	184	35	- 81.0%	55	47	- 14.5%
Median Sales Price*	\$462,000	\$239,500	- 48.2%	\$181,250	\$218,000	+ 20.3%
Percent of List Price Received*	96.5%	100.4%	+ 4.0%	100.6%	100.2%	- 0.4%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	7.4	1.6	- 78.4%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	0	- 100.0%
Days on Market Until Sale	0	0	--	156	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$235,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	98.7%	0.0%	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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

