

Local Market Update for June 2020

Provided by New Jersey REALTORS®



Maplewood Twp

Essex County

Single Family

	June			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	54	42	- 22.2%	308	201	- 34.7%
Closed Sales	39	19	- 51.3%	173	121	- 30.1%
Days on Market Until Sale	26	31	+ 19.2%	40	35	- 12.5%
Median Sales Price*	\$611,000	\$652,000	+ 6.7%	\$605,000	\$621,000	+ 2.6%
Percent of List Price Received*	101.7%	101.1%	- 0.6%	100.7%	101.8%	+ 1.1%
Inventory of Homes for Sale	99	46	- 53.5%	--	--	--
Months Supply of Inventory	3.7	1.8	- 51.4%	--	--	--

Townhouse-Condo

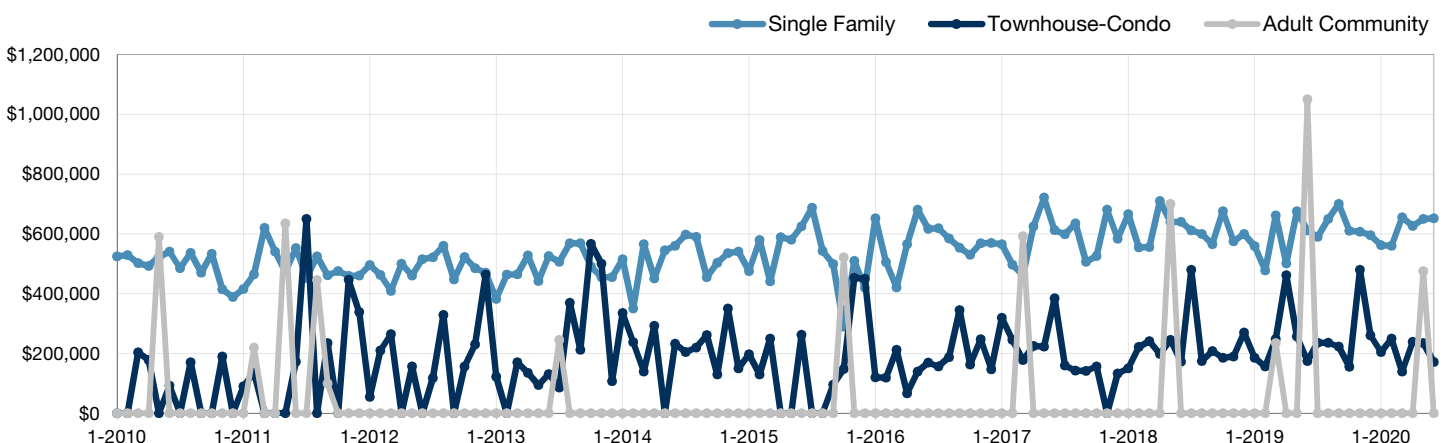
	June			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	4	8	+ 100.0%	35	33	- 5.7%
Closed Sales	6	2	- 66.7%	14	16	+ 14.3%
Days on Market Until Sale	39	87	+ 123.1%	44	50	+ 13.6%
Median Sales Price*	\$175,000	\$172,000	- 1.7%	\$187,500	\$212,500	+ 13.3%
Percent of List Price Received*	97.2%	101.8%	+ 4.7%	99.3%	100.4%	+ 1.1%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	7.0	3.8	- 45.7%	--	--	--

Adult Community

	June			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	0	0	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	59	0	- 100.0%	108	13	- 88.0%
Median Sales Price*	\$1,050,000	\$0	- 100.0%	\$642,500	\$475,000	- 26.1%
Percent of List Price Received*	95.9%	0.0%	- 100.0%	97.3%	106.7%	+ 9.7%
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



Current as of July 20, 2020. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2020 ShowingTime.