

Maplewood

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	46C Meadowbrook Place	OneFloor	1	1.0	57	\$210,000	\$195,000	\$195,000	100.00%	\$185,200	1.05
2	73 Meadowbrook Place	OneFloor	1	1.0	3	\$235,000	\$235,000	\$245,000	104.26%	\$187,200	1.31
3	285B Elmwood Avenue	TwnIntUn	2	1.0	119	\$299,000	\$299,000	\$315,000	105.35%	\$220,600	1.43
4	660-666 Irvington A C0012	TwnEndUn	2	1.1	22	\$319,000	\$319,000	\$322,000	100.94%	\$255,100	1.26
5	664 Irvington Avenue	TwnIntUn	2	1.1	23	\$385,000	\$385,000	\$400,000	103.90%	\$291,700	1.37
6	616 S Orange Avenue 6E	OneFloor	2	2.0	63	\$550,000	\$550,000	\$525,000	95.45%	\$507,500	1.03
7	8 Lancaster Avenue	Colonial	3	1.0	27	\$525,000	\$525,000	\$560,000	106.67%	\$523,400	1.07
8	6 Elsman Terrace	Tudor	3	2.0	12	\$549,000	\$549,000	\$570,000	103.83%	\$587,200	0.97
9	122 Union Avenue	Colonial	4	2.0	16	\$709,000	\$709,000	\$709,000	100.00%	\$785,000	0.90
10	436 Lenox Place	RanchExp	3	2.1	14	\$849,000	\$849,000	\$1,100,000	129.56%	\$1,071,100	1.03
11	34 Claremont Drive	Colonial	5	3.2	16	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$1,160,600	1.08
12	50 Courter Avenue	Colonial	4	3.2	13	\$1,150,000	\$1,150,000	\$1,350,000	117.39%	Renovated	
13	28 Yale Street	Colonial	6	4.1	54	\$1,500,000	\$1,365,000	\$1,395,000	102.20%	Renovated	
14	10 Hoffman Street	Colonial	4	3.2	17	\$1,175,000	\$1,175,000	\$1,400,000	119.15%	\$1,077,900	1.30
15	3 Crestwood Drive	Colonial	5	3.1	13	\$1,200,000	\$1,200,000	\$1,420,000	118.33%	\$1,302,300	1.09
16	695 Prospect Street	Custom	5	4.1	8	\$1,375,000	\$1,375,000	\$1,525,000	110.91%	\$1,059,100	1.44
17	279 Wyoming Avenue	Colonial	6	4.1	22	\$2,400,000	\$2,400,000	\$2,462,030	102.58%	\$1,660,600	1.48
AVERAGE					29	\$863,529	\$854,706	\$926,061	107.09%		1.19

"Active" Listings in Maplewood

Number of Units: 14
Average List Price: \$1,084,143
Average Days on Market: 35

"Under Contract" Listings in Maplewood

Number of Units: 18
Average List Price: \$945,550
Average Days on Market: 21



Maplewood 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29												29
List Price	\$854,706												\$854,706
Sales Price	\$926,061												\$926,061
SP:LP%	107.09%												107.09%
SP to AV	1.19												1.19
# Units Sold	17												17
3 Mo Rate of Ab	0.80												0.80
Active Listings	14												14
Under Contracts	18												18

Flashback! YTD 2024 vs YTD 2025

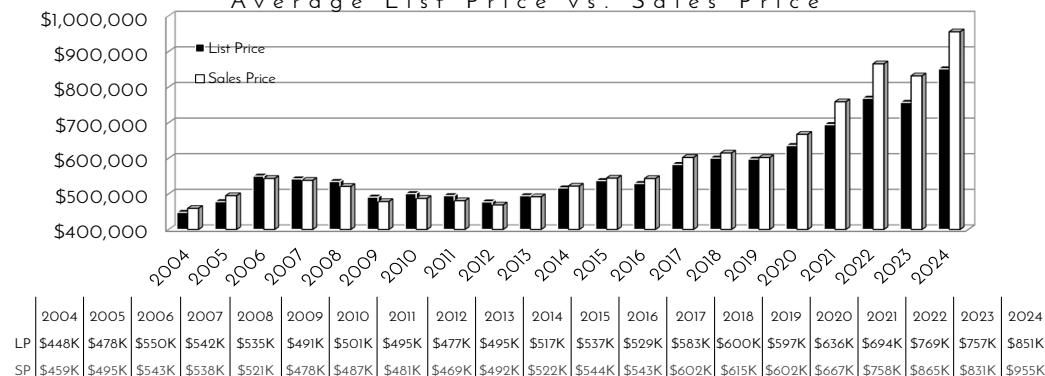
YTD	2024	2025	% Change
DOM	55	29	-46.47%
Sales Price	\$669,187	\$926,061	38.39%
LP:SP	107.79%	107.09%	-0.65%
SP:AV	1.51	1.19	-21.20%



YTD	2024	2025	% Change
# Units Sold	12	17	41.67%
Rate of Ab 3 Mo	0.92	0.80	-13.04%
Actives	16	14	-12.50%
Under Contracts	25	18	-28.00%

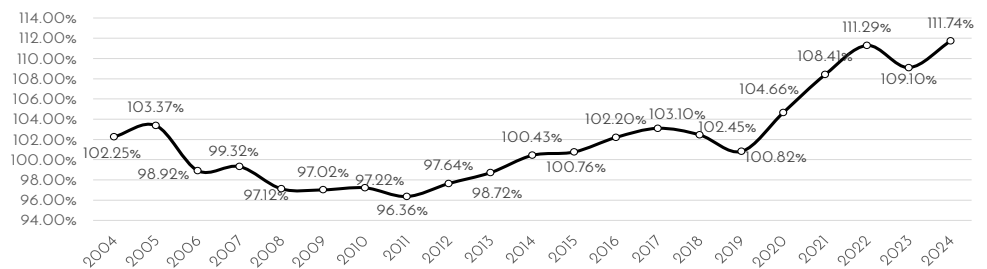
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

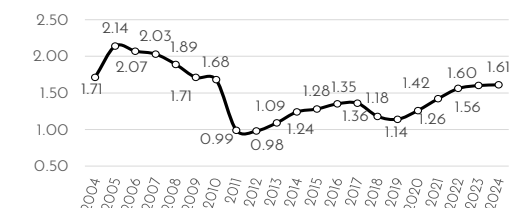


Maplewood Yearly Market Trends

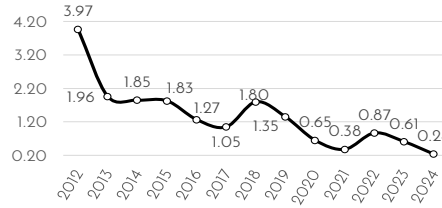
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

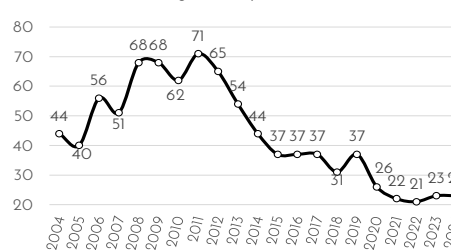


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

