

Maplewood

April 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|-----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 75A Meadowbrook Place | TwnIntUn | 1 | 1.0 | 159 | \$300,000 | \$289,999 | \$315,000 | 108.62% | \$200,000 | 1.58 |
| 2 | 35 Revere Avenue | Colonial | 2 | 1.0 | 16 | \$445,000 | \$445,000 | \$470,000 | 105.62% | \$450,300 | 1.04 |
| 3 | 32 Hughes Street | CapeCod | 2 | 2.0 | 5 | \$499,000 | \$499,000 | \$560,000 | 112.22% | \$371,400 | 1.51 |
| 4 | 152 Midland Boulevard | Colonial | 2 | 1.1 | 15 | \$519,000 | \$519,000 | \$578,000 | 111.37% | \$424,600 | 1.36 |
| 5 | 206 Lexington Avenue | Colonial | 3 | 1.1 | 14 | \$599,000 | \$599,000 | \$650,000 | 108.51% | \$483,600 | 1.34 |
| 6 | 49 Hudson Avenue | Colonial | 3 | 2.0 | 23 | \$670,000 | \$620,000 | \$655,000 | 105.65% | \$605,500 | 1.08 |
| 7 | 31 Tuscan Street | Colonial | 3 | 1.1 | 12 | \$519,000 | \$519,000 | \$720,000 | 138.73% | \$405,400 | 1.78 |
| 8 | 16 Amherst Court | Colonial | 4 | 2.1 | 46 | \$699,000 | \$699,000 | \$730,000 | 104.43% | \$498,700 | 1.46 |
| 9 | 81 Parker Avenue | Colonial | 5 | 2.1 | 9 | \$949,000 | \$949,000 | \$947,299 | 99.82% | \$1,145,900 | 0.83 |
| 10 | 83 Hudson Avenue | Colonial | 4 | 2.1 | 7 | \$799,000 | \$799,000 | \$950,000 | 118.90% | \$811,800 | 1.17 |
| 11 | 452 Elmwood Avenue | Colonial | 3 | 1.1 | 9 | \$849,000 | \$849,000 | \$999,999 | 117.79% | \$771,100 | 1.30 |
| 12 | 88 Tuscan Road | Colonial | 4 | 1.1 | 8 | \$799,000 | \$799,000 | \$1,025,000 | 128.29% | \$854,400 | 1.20 |
| 13 | 82 Courter Avenue | Colonial | 4 | 3.0 | 12 | \$1,050,000 | \$1,050,000 | \$1,060,000 | 100.95% | \$905,800 | 1.17 |
| 14 | 30 Wetmore Avenue | Colonial | 4 | 3.1 | 27 | \$1,199,000 | \$1,199,000 | \$1,200,000 | 100.08% | Renovated | |
| 15 | 14 Colgate Road | Colonial | 4 | 1.1 | 9 | \$899,000 | \$899,000 | \$1,265,314 | 140.75% | \$847,700 | 1.49 |
| 16 | 32 South Crescent | Colonial | 3 | 2.1 | 9 | \$1,099,000 | \$1,099,000 | \$1,470,000 | 133.76% | \$1,094,800 | 1.34 |
| 17 | 22 Colonial Terrace | Colonial | 6 | 2.2 | 9 | \$1,399,000 | \$1,399,000 | \$1,470,000 | 105.08% | \$1,191,000 | 1.23 |
| 18 | 82 Oakview Avenue | Colonial | 5 | 3.2 | 9 | \$1,482,000 | \$1,482,000 | \$1,570,000 | 105.94% | \$1,228,000 | 1.28 |
| AVERAGE | | | | | 22 | \$820,778 | \$817,444 | \$924,201 | 113.69% | | 1.30 |

"Active" Listings in Maplewood

Number of Units: 38
Average List Price: \$806,023
Average Days on Market: 29

"Under Contract" Listings in Maplewood

Number of Units: 42
Average List Price: \$996,283
Average Days on Market: 17



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 | 25 | 11 | 22 | | | | | | | | | 21 |
| List Price | \$854,706 | \$1,069,718 | \$911,899 | \$817,444 | | | | | | | | | \$897,922 |
| Sales Price | \$926,061 | \$1,134,091 | \$1,106,622 | \$924,201 | | | | | | | | | \$1,016,309 |
| SP:LP% | 107.09% | 105.93% | 121.93% | 113.69% | | | | | | | | | 113.33% |
| SP to AV | 1.19 | 1.26 | 1.30 | 1.30 | | | | | | | | | 1.27 |
| # Units Sold | 17 | 11 | 21 | 18 | | | | | | | | | 67 |
| 3 Mo Rate of Ab | 0.80 | 1.30 | 1.44 | 1.82 | | | | | | | | | 1.34 |
| Active Listings | 14 | 21 | 34 | 38 | | | | | | | | | 27 |
| Under Contracts | 18 | 27 | 32 | 42 | | | | | | | | | 30 |

Flashback! YTD 2024 vs YTD 2025

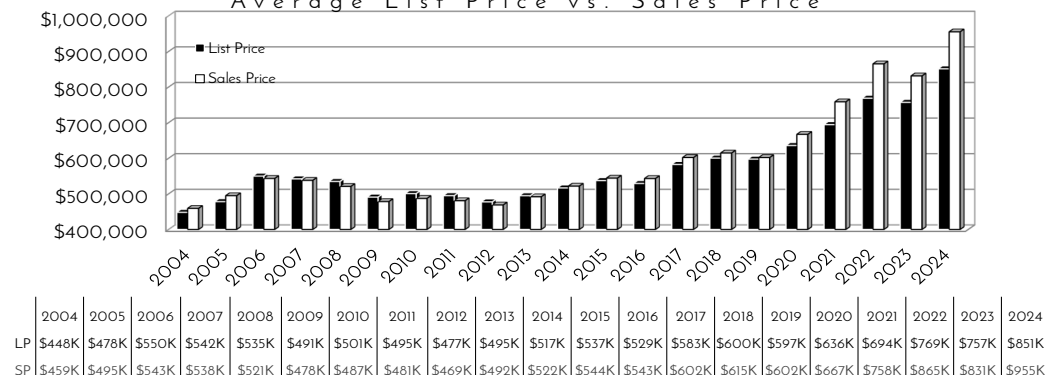
| YTD | 2024 | 2025 | % Change |
|-------------|-----------|-------------|----------|
| DOM | 27 | 21 | -24.04% |
| Sales Price | \$928,930 | \$1,016,309 | 9.41% |
| LP:SP | 111.72% | 113.33% | 1.44% |
| SP:AV | 1.69 | 1.27 | -25.10% |



| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 66 | 67 | 1.52% |
| Rate of Ab 3 Mo | 1.02 | 1.34 | 32.02% |
| Actives | 18 | 27 | 48.61% |
| Under Contracts | 35 | 30 | -13.77% |

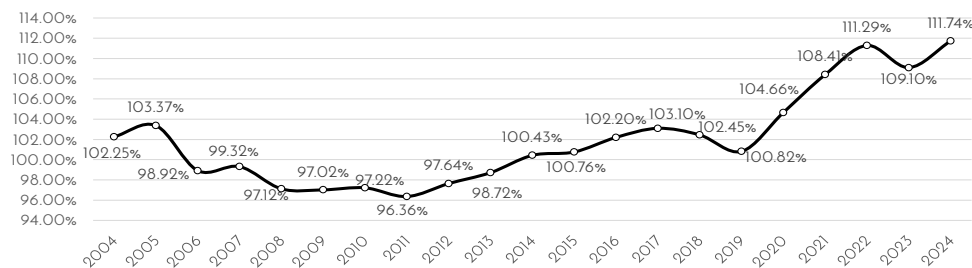
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

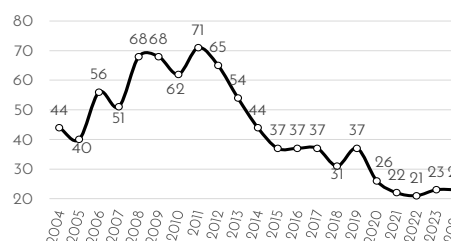


Maplewood Yearly Market Trends

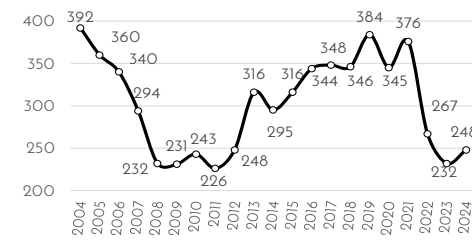
Sales Price to List Price Ratios



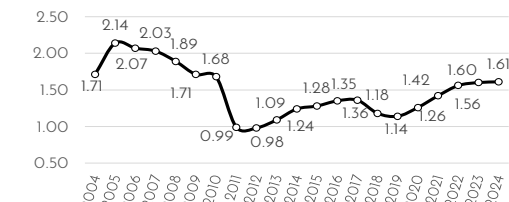
Average Days on Market



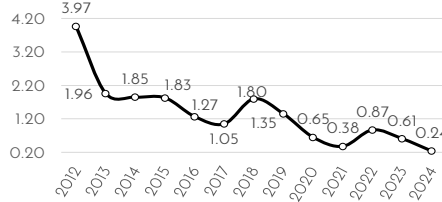
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012