

Maplewood

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	192 Burnett Avenue	OneFloor	2	1.0	21	\$365,000	\$365,000	\$395,000	108.22%	\$221,900	1.78
2	11 Manley Terrace	Colonial	2	1.0	24	\$518,000	\$518,000	\$565,000	109.07%	\$453,300	1.25
3	16 Orchard Road	Colonial	4	2.0	23	\$727,000	\$699,000	\$705,000	100.86%	\$510,500	1.38
4	13 William Street	Colonial	3	1.1	13	\$675,000	\$675,000	\$715,000	105.93%	\$663,700	1.08
5	34 Boyden Avenue	Colonial	4	2.1	9	\$639,000	\$639,000	\$746,000	116.74%	\$575,900	1.30
6	35 Brookwood Drive	Colonial	4	3.0	15	\$797,000	\$797,000	\$870,000	109.16%	\$637,900	1.36
7	465 Elmwood Avenue	Colonial	4	2.1	17	\$849,000	\$849,000	\$900,000	106.01%	\$837,400	1.07
8	13 Oberlin Street	Colonial	4	2.0	14	\$850,000	\$850,000	\$909,000	106.94%	\$836,100	1.09
9	41 Salter Place	Colonial	3	2.0	17	\$875,000	\$875,000	\$950,000	108.57%	\$896,600	1.06
10	430 Ridgewood Road	Victrian	3	2.1	9	\$810,000	\$810,000	\$977,000	120.62%	\$801,000	1.22
11	17 Evergreen Place	Colonial	4	1.1	21	\$895,000	\$895,000	\$990,000	110.61%	\$930,000	1.06
12	50 Highland Avenue	Colonial	4	2.1	8	\$799,000	\$799,000	\$999,923	125.15%	\$931,200	1.07
13	81 Courter Avenue	Colonial	4	1.1	11	\$825,000	\$825,000	\$999,999	121.21%	\$914,700	1.09
14	10 Maplewood Avenue	SplitLev	4	3.1	10	\$1,100,000	\$1,100,000	\$1,130,625	102.78%	\$834,200	1.36
15	666 Prospect Street	SplitLev	5	2.1	9	\$1,100,000	\$1,100,000	\$1,170,000	106.36%	\$880,300	1.33
16	15-17 Sagamore Road	Ranch	3	2.1	13	\$1,075,000	\$1,075,000	\$1,200,000	111.63%	\$863,000	1.39
17	452-454 Richmond Avenue	SeeRem	4	2.0	9	\$995,000	\$995,000	\$1,225,000	123.12%	\$1,084,600	1.13
18	24 De Hart Road	Colonial	4	2.1	8	\$1,125,000	\$1,125,000	\$1,248,750	111.00%	\$1,037,500	1.20
19	1 Jennifer Lane	Victrian	5	3.1	17	\$1,199,000	\$1,199,000	\$1,250,000	104.25%	\$963,400	1.30
20	42 Headley Place	Colonial	3	2.1	9	\$899,000	\$899,000	\$1,325,000	147.39%	\$1,034,400	1.28



Maplewood

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	8 Highland Avenue	Colonial	5	2.0	9	\$1,050,000	\$1,050,000	\$1,350,000	128.57%	\$928,800	1.45
22	37 Lancaster Avenue	Colonial	5	3.2	37	\$1,395,000	\$1,349,500	\$1,370,000	101.52%	Renovated	
23	13-15 Plymouth Avenue	Colonial	4	4.0	8	\$929,000	\$929,000	\$1,388,800	149.49%	\$864,000	1.61
24	101 Baker Street	Colonial	4	2.3	17	\$1,395,000	\$1,395,000	\$1,435,000	102.87%	\$773,600	1.85
25	81 Jefferson Avenue	Colonial	4	2.2	9	\$1,049,000	\$1,049,000	\$1,450,000	138.23%	\$1,070,000	1.36
26	2 Crestwood Drive	Colonial	5	5.1	10	\$1,639,000	\$1,639,000	\$1,725,000	105.25%	Renovated	
27	31 Crestwood Drive	Colonial	4	3.1	58	\$1,649,000	\$1,625,000	\$1,750,000	107.69%	\$1,337,900	1.31
28	52 Sagamore Road	Colonial	6	3.2	9	\$1,649,000	\$1,649,000	\$2,050,000	124.32%	\$1,539,700	1.33
AVERAGE					16	\$995,429	\$991,946	\$1,135,361	114.77%		1.30

"Active" Listings in Maplewood

Number of Units: 32
Average List Price: \$806,023
Average Days on Market: 29

"Under Contract" Listings in Maplewood

Number of Units: 48
Average List Price: \$827,931
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	25	11	22	16								19
List Price	\$854,706	\$1,069,718	\$911,899	\$817,444	\$991,946								\$925,635
Sales Price	\$926,061	\$1,134,091	\$1,106,622	\$924,201	\$1,135,361								\$1,051,398
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%								113.75%
SP to AV	1.19	1.26	1.30	1.30	1.30								1.28
# Units Sold	17	11	21	18	28								95
3 Mo Rate of Ab	0.80	1.30	1.44	1.82	1.59								1.39
Active Listings	14	21	34	38	32								28
Under Contracts	18	27	32	42	48								33

Flashback! YTD 2024 vs YTD 2025

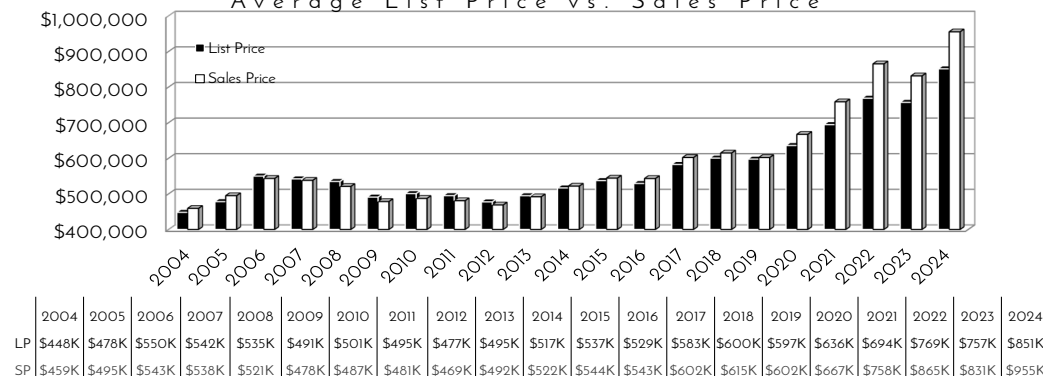
YTD	2024	2025	% Change
DOM	27	19	-27.69%
Sales Price	\$943,248	\$1,051,398	11.47%
LP:SP	112.59%	113.75%	1.04%
SP:AV	1.74	1.28	-26.57%



YTD	2024	2025	% Change
# Units Sold	92	95	3.26%
Rate of Ab 3 Mo	1.03	1.39	34.69%
Actives	19	28	46.32%
Under Contracts	38	33	-13.02%

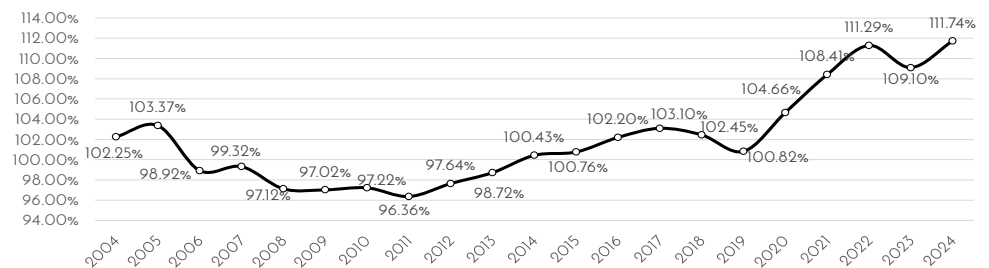
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

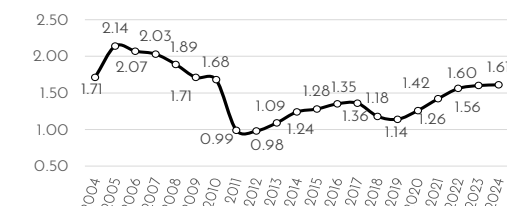


Maplewood Yearly Market Trends

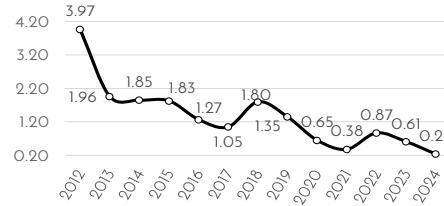
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

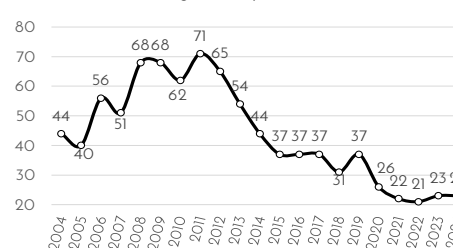


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

