

Maplewood

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	135 Burnett Avenue	Colonial	3	1.1	22	\$499,000	\$499,000	\$505,108	101.22%	\$491,000	1.03
2	467 Valley Street 7L	OneFloor	3	2.0	15	\$549,000	\$549,000	\$640,000	116.58%	\$384,000	1.67
3	60 Princeton Street	Colonial	3	1.1	9	\$519,000	\$519,000	\$670,000	129.09%	\$459,700	1.46
4	89 Jacoby Street	CapeCod	4	2.1	16	\$565,000	\$565,000	\$678,750	120.13%	\$508,300	1.34
5	135 Midland Boulevard	CapeCod,	4	2.1	20	\$749,000	\$699,000	\$725,000	103.72%	\$672,600	1.08
6	31 Sommer Avenue	Colonial	4	1.1	21	\$749,000	\$749,000	\$775,000	103.47%	\$805,800	0.96
7	664 Ridgewood Road	Colonial	3	2.0	37	\$685,000	\$685,000	\$777,000	113.43%	\$769,900	1.01
8	14 Manley Terrace	Colonial	3	2.0	9	\$749,000	\$749,000	\$825,000	110.15%	\$564,300	1.46
9	92 Oakland Road	Colonial	3	1.1	16	\$725,000	\$725,000	\$853,000	117.66%	\$810,400	1.05
10	8 Milton Street	Colonial	3	2.0	9	\$679,000	\$679,000	\$860,000	126.66%	\$611,300	1.41
11	160 Parker Avenue	Colonial	3	2.1	9	\$849,000	\$849,000	\$932,000	109.78%	\$713,100	1.31
12	39 Collinwood Road	Colonial	4	2.0	7	\$879,000	\$879,000	\$999,999	113.77%	\$940,400	1.06
13	117 Oakview Avenue	Colonial	3	2.1	9	\$859,000	\$859,000	\$999,999	116.41%	\$840,900	1.19
14	38 Madison Avenue	Colonial	4	1.1	9	\$829,000	\$829,000	\$1,100,000	132.69%	\$853,000	1.29
15	60 S Mountain Avenue	Meditter	3	2.1	16	\$1,100,000	\$1,100,000	\$1,102,500	100.23%	\$998,800	1.10
16	44 S Pierson Road	Colonial	3	2.1	9	\$770,000	\$770,000	\$1,144,943	148.69%	\$703,700	1.63
17	26 North Terrace	Colonial	4	2.1	10	\$975,000	\$975,000	\$1,150,000	117.95%	\$929,100	1.24
18	31 Burroughs Way	Tudor	5	4.1	35	\$1,325,000	\$1,274,888	\$1,175,000	92.16%	\$963,700	1.22
19	10-12 Oberlin Street	Colonial	4	2.1	9	\$1,075,000	\$1,075,000	\$1,305,000	121.40%	\$942,800	1.38
20	7 Warren Road	Colonial	4	3.1	16	\$1,280,000	\$1,280,000	\$1,320,000	103.13%	\$904,500	1.46



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21	417 Walton Road	Colonial	5	3.1	9	\$1,195,000	\$1,195,000	\$1,465,000	122.59%	\$1,140,100	1.28
22	446 Ridgewood Road	Colonial	6	3.1	8	\$1,195,000	\$1,195,000	\$1,561,000	130.63%	\$1,149,600	1.36
23	615 Prospect Street	Colonial	7	4.1	48	\$1,850,000	\$1,699,000	\$1,800,000	105.94%	\$2,094,600	0.86
24	317 Wyoming Avenue	Colonial	5	3.1	13	\$1,999,000	\$1,999,000	\$1,900,000	95.05%	\$1,929,800	0.98
25	AVERAGE				16	\$943,667	\$933,204	\$1,052,679	114.69%		1.24

"Active" Listings in Maplewood

Number of Units: 29
Average List Price: \$879,000
Average Days on Market: 33

"Under Contract" Listings in Maplewood

Number of Units: 41
Average List Price: \$832,995
Average Days on Market: 22



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	16							19
List Price	\$854,706	\$1,069,718	\$911,899	\$817,444	\$991,946	\$933,204							\$927,161
Sales Price	\$926,061	\$1,134,091	\$1,106,622	\$924,201	\$1,135,361	\$1,052,679							\$1,051,656
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%	114.69%							113.94%
SP to AV	1.19	1.26	1.30	1.30	1.30	1.24							1.27
# Units Sold	17	11	21	18	28	25							120
3 Mo Rate of Ab	0.80	1.30	1.44	1.82	1.59	1.26							1.37
Active Listings	14	21	34	38	32	29							28
Under Contracts	18	27	32	42	48	41							35

Flashback! YTD 2024 vs YTD 2025

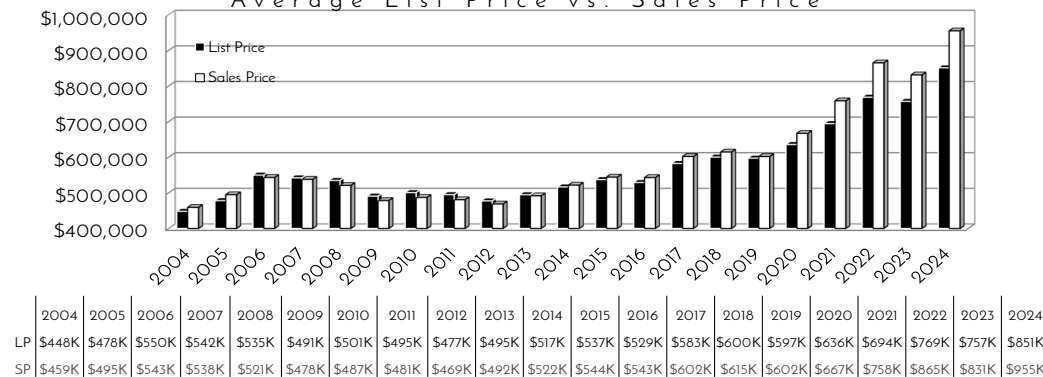
YTD	2024	2025	% Change
DOM	23	19	-20.73%
Sales Price	\$974,626	\$1,051,656	7.90%
LP:SP	112.96%	113.94%	0.86%
SP:AV	1.78	1.27	-28.63%



YTD	2024	2025	% Change
# Units Sold	127	120	-5.51%
Rate of Ab 3 Mo	1.00	1.37	36.38%
Actives	20	28	43.59%
Under Contracts	38	35	-7.96%

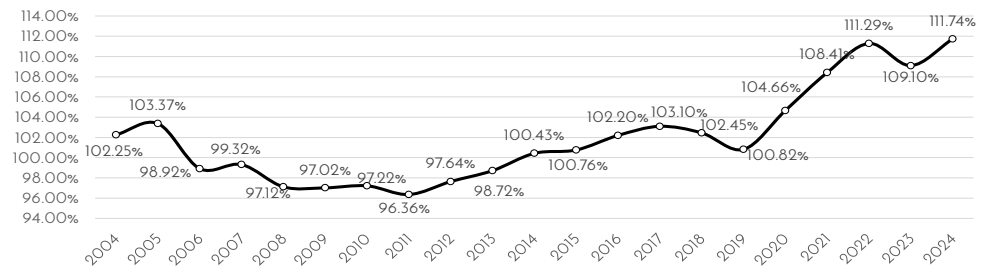
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

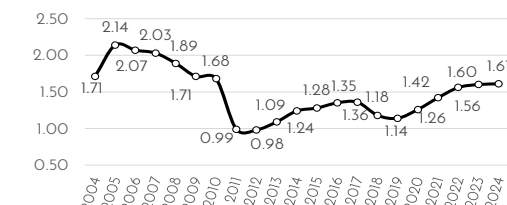


Maplewood Yearly Market Trends

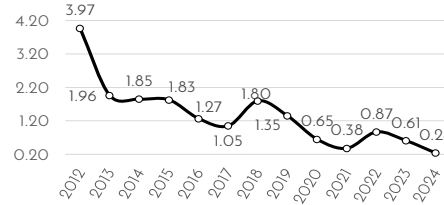
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

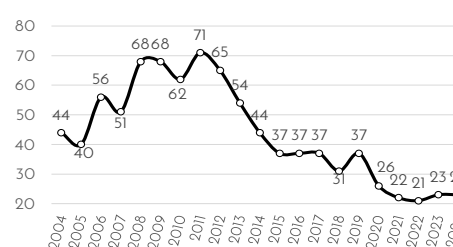


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

