

Maplewood

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	46A Meadowbrook Place	OneFloor	1	1.0	10	\$275,000	\$275,000	\$265,000	96.36%	\$164,600	1.61
2	283B Elmwood Avenue	TwnIntUn	2	1.0	22	\$299,000	\$299,000	\$328,000	109.70%	\$218,900	1.50
3	616 S Orange Avenue U 5M	OneFloor	1	1.1	3	\$495,000	\$495,000	\$515,000	104.04%	\$398,000	1.29
4	135 Union Avenue	Colonial	2	2.0	1	\$530,000	\$530,000	\$530,000	100.00%	\$691,400	0.77
5	1597 Springfield Avenue	Bungalow	2	2.0	9	\$475,000	\$475,000	\$531,000	111.79%	\$409,000	1.30
6	68 Hughes Street	Colonial	3	2.0	23	\$499,999	\$499,999	\$535,000	107.00%	\$446,200	1.20
7	99 Hillcrest Road	Colonial	3	1.1	12	\$568,000	\$568,000	\$585,000	102.99%	\$595,800	0.98
8	212 Laurel Avenue	Colonial	3	2.1	41	\$649,000	\$624,999	\$615,000	98.40%	\$461,400	1.33
9	5 Essex Road	Colonial	3	2.2	1	\$675,000	\$675,000	\$675,000	100.00%	\$975,000	0.69
10	35 Highland Avenue	CapeCod	3	1.1	17	\$649,900	\$649,900	\$692,000	106.48%	\$592,800	1.17
11	73 Woodside Road	Colonial	3	1.1	42	\$745,000	\$699,000	\$710,000	101.57%	\$618,700	1.15
12	92 Union Avenue	Colonial	3	3.1	22	\$749,000	\$749,000	\$749,000	100.00%	\$849,400	0.88
13	33 Overlook Terrace	Colonial	3	2.1	42	\$799,000	\$777,000	\$764,000	98.33%	\$651,800	1.17
14	6 Norfolk Avenue	Tudor	4	2.1	22	\$899,000	\$849,000	\$825,000	97.17%	\$737,400	1.12
15	223 Parker Avenue	Colonial	4	1.1	9	\$625,000	\$625,000	\$850,000	136.00%	\$604,000	1.41
16	18 Warren Road	Colonial	3	1.1	49	\$889,900	\$879,900	\$855,000	97.17%	\$728,600	1.17
17	42 Orchard Road	Colonial	4	2.1	9	\$739,000	\$739,000	\$860,000	116.37%	\$550,200	1.56
18	36 Rutgers Street	Colonial	4	2.1	13	\$799,000	\$799,000	\$950,000	118.90%	\$871,900	1.09
19	28 Park Avenue	Colonial	3	2.0	8	\$825,000	\$825,000	\$952,000	115.39%	\$855,000	1.11
20	145 Parker Avenue	Colonial	4	1.2	12	\$749,000	\$749,000	\$960,000	128.17%	\$886,100	1.08



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21	716 Prospect Street	Colonial	5	2.1	14	\$850,000	\$850,000	\$987,000	116.12%	\$877,200	1.13
22	40 Garfield /352 Richmond	Colonial	3	3.1	18	\$899,000	\$899,000	\$999,000	111.12%	\$806,700	1.24
23	23 New England Road	Colonial	3	2.1	9	\$835,000	\$835,000	\$999,999	119.76%	\$941,300	1.06
24	56 Plymouth Avenue	Colonial	3	1.1	9	\$810,000	\$810,000	\$1,030,931	127.28%	\$819,500	1.26
25	425 Elmwood Avenue	Colonial	3	2.2	14	\$859,000	\$859,000	\$1,058,000	123.17%	\$825,400	1.28
26	107 Hilton Avenue	Colonial	4	2.2	16	\$879,000	\$879,000	\$1,100,000	125.14%	\$683,700	1.61
27	93 Plymouth Avenue	Colonial	5	3.0	9	\$895,000	\$895,000	\$1,102,000	123.13%	\$893,000	1.23
28	35 Ball Terrace	Tudor	4	2.1	8	\$899,000	\$899,000	\$1,160,000	129.03%	\$941,000	1.23
29	236 Oakland Road	Colonial	5	3.0	12	\$1,199,000	\$1,199,000	\$1,235,000	103.00%	\$1,010,100	1.22
30	15 Burnett Terrace	Colonial	4	4.1	15	\$1,250,000	\$1,250,000	\$1,352,000	108.16%	\$1,072,700	1.26
31	15 Warner Road	Tudor	4	3.1	8	\$1,250,000	\$1,250,000	\$1,505,000	120.40%	\$1,187,900	1.27
32	10 Roosevelt Road	Colonial	5	4.1	11	\$1,795,000	\$1,795,000	\$1,952,500	108.77%	\$1,651,800	1.18
AVERAGE					16	\$792,337	\$787,587	\$882,107	111.28%		1.21

"Active" Listings in Maplewood

Number of Units: 20
Average List Price: \$826,340
Average Days on Market: 52

"Under Contract" Listings in Maplewood

Number of Units: 35
Average List Price: \$934,400
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	16						18
List Price	\$854,706	\$1,069,718	\$911,899	\$817,444	\$991,946	\$933,204	\$787,587						\$897,583
Sales Price	\$926,061	\$1,134,091	\$1,106,622	\$924,201	\$1,135,361	\$1,052,679	\$882,107						\$1,015,725
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%	114.69%	111.28%						113.38%
SP to AV	1.19	1.26	1.30	1.30	1.30	1.24	1.21						1.25
# Units Sold	17	11	21	18	28	24	32						151
3 Mo Rate of Ab	0.80	1.30	1.44	1.82	1.59	1.26	0.86						1.30
Active Listings	14	21	34	38	32	29	20						27
Under Contracts	18	27	32	42	48	41	35						35

Flashback! YTD 2024 vs YTD 2025

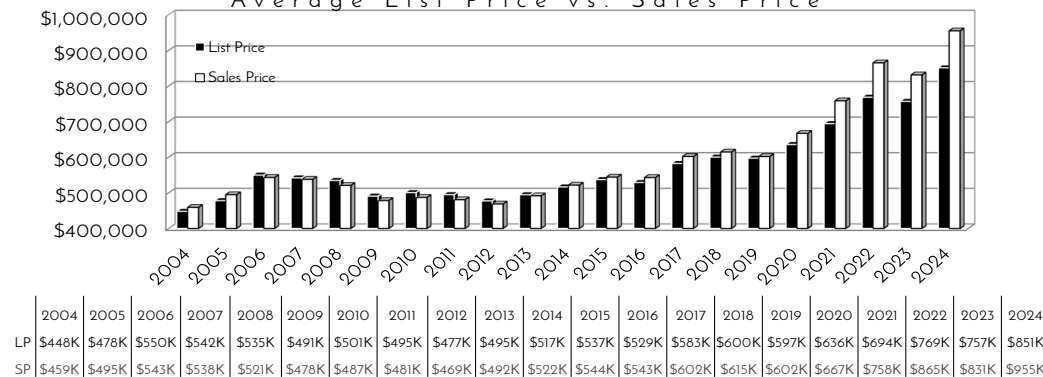
YTD	2024	2025	% Change
DOM	23	18	-20.63%
Sales Price	\$964,914	\$1,015,725	5.27%
LP:SP	112.68%	113.38%	0.62%
SP:AV	1.77	1.25	-28.99%



YTD	2024	2025	% Change
# Units Sold	157	151	-3.82%
Rate of Ab 3 Mo	0.94	1.30	38.05%
Actives	19	27	43.51%
Under Contracts	37	35	-5.81%

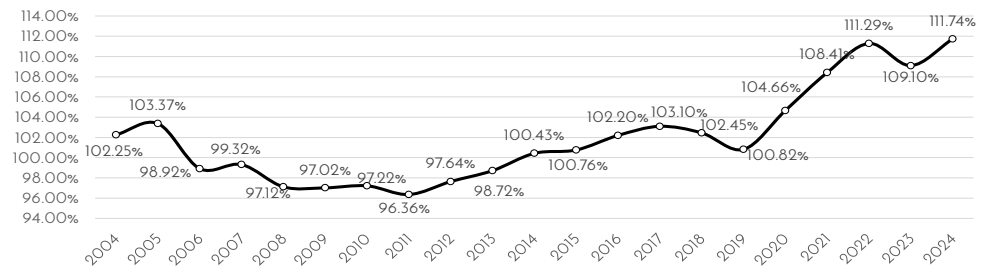
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

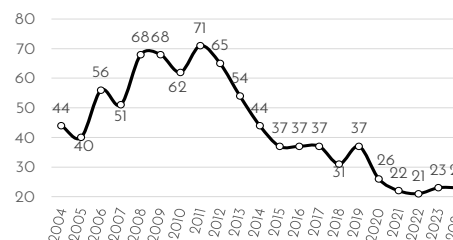


Maplewood Yearly Market Trends

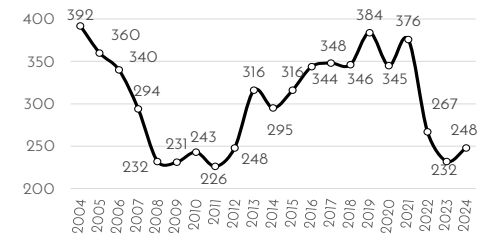
Sales Price to List Price Ratios



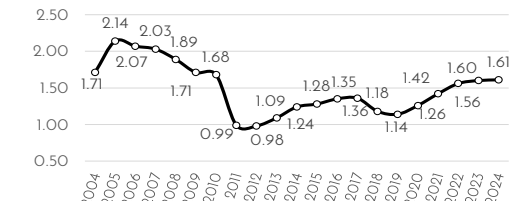
Average Days on Market



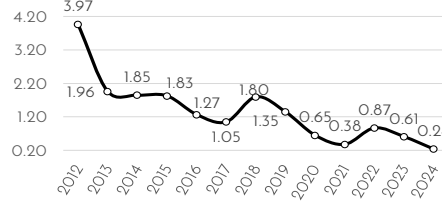
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012