

Maplewood

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	173 Jacoby Street	Colonial	3	1.1	41	\$595,000	\$548,000	\$550,000	100.36%	\$450,100	1.22
2	37 Tuscan Street	Colonial	3	2.1	55	\$599,000	\$599,000	\$558,000	93.16%	\$469,400	1.19
3	616 South Orange Avenue 5J	HighRise	2	2.0	25	\$575,000	\$575,000	\$575,000	100.00%	\$452,700	1.27
4	51 Hughes Street	Colonial	3	2.0	9	\$535,000	\$535,000	\$591,000	110.47%	\$467,300	1.26
5	39 Boyden Parkway	Colonial	3	2.0	58	\$629,000	\$599,000	\$599,000	100.00%	\$524,900	1.14
6	14 Williams Street	Colonial	3	2.1	40	\$640,000	\$635,000	\$635,000	100.00%	\$597,200	1.06
7	98 Midland Boulevard	Colonial	4	1.0	22	\$739,000	\$739,000	\$672,800	91.04%	\$727,300	0.93
8	24 Manley Terrace	Colonial	4	2.0	29	\$699,000	\$699,000	\$684,000	97.85%	\$640,800	1.07
9	40 Essex Road	SplitLev	3	2.1	70	\$575,000	\$575,000	\$720,000	125.22%	\$785,900	0.92
10	118 Boyden Avenue	Colonial	3	2.0	10	\$689,000	\$689,000	\$726,000	105.37%	\$536,300	1.35
11	119 Lexington Avenue	CapeCod	3	2.0	9	\$659,000	\$659,000	\$795,000	120.64%	\$506,800	1.57
12	126 Rutgers Street	Colonial	4	2.1	12	\$699,000	\$699,000	\$810,000	115.88%	\$652,700	1.24
13	15 Broadview Avenue	Colonial	3	1.1	1	\$850,000	\$850,000	\$850,000	100.00%	\$741,600	1.15
14	7 Suffolk Avenue	Colonial	3	2.1	12	\$749,000	\$749,000	\$862,000	115.09%	\$741,000	1.16
15	24 St. Lawrence Avenue	Colonial	4	2.1	13	\$890,000	\$890,000	\$1,100,000	123.60%	\$922,900	1.19
16	6 Yale Street	Colonial	4	2.1	9	\$879,000	\$879,000	\$1,100,000	125.14%	\$869,600	1.26
17	15 Madison Avenue	Colonial	3	1.1	9	\$869,000	\$869,000	\$1,110,000	127.73%	\$810,800	1.37
18	11 Alden Place	Colonial	4	1.1	9	\$849,000	\$849,000	\$1,130,000	133.10%	\$782,500	1.44
19	95 Collinwood Road South	Tudor	3	3.1	8	\$1,075,000	\$1,075,000	\$1,300,000	120.93%	\$1,092,600	1.19
20	76 Durand Road	Colonial	3	1.2	9	\$1,089,000	\$1,089,000	\$1,305,000	119.83%	\$1,205,900	1.08



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21	8 Yale Street	Colonial	6	5.1	23	\$1,395,000	\$1,395,000	\$1,395,000	100.00%	\$1,518,700	0.92
22	34 Highland Avenue	Colonial	6	4.1	12	\$1,225,000	\$1,225,000	\$1,400,000	114.29%	\$726,800	1.93
23	13 Collinwood Road	Colonial	6	4.1	10	\$1,850,000	\$1,850,000	\$1,900,000	102.70%	New	
24	45 Park Road	Colonial	5	5.2	9	\$1,995,000	\$1,995,000	\$2,000,000	100.25%	\$1,715,000	1.17
AVERAGE					21	\$889,500	\$886,083	\$973,658	110.11%		1.22

"Active" Listings in Maplewood

Number of Units: 12
Average List Price: \$927,075
Average Days on Market: 48

"Under Contract" Listings in Maplewood

Number of Units: 27
Average List Price: \$736,819
Average Days on Market: 30



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	17	28	27	21		20
List Price	\$854,706	\$1,069,718	\$911,899	\$817,444	\$991,946	\$933,204	\$787,587	\$943,304	\$987,353	\$812,574	\$886,083		\$900,517
Sales Price	\$926,061	\$1,134,091	\$1,106,622	\$924,201	\$1,135,361	\$1,052,679	\$882,107	\$1,011,543	\$1,118,412	\$908,800	\$973,658		\$1,009,778
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%	114.69%	111.28%	108.01%	112.75%	111.04%	110.11%		112.28%
SP to AV	1.19	1.26	1.30	1.30	1.30	1.24	1.21	1.23	1.19	1.29	1.22		1.25
# Units Sold	17	11	21	18	28	24	32	23	17	19	24		234
3 Mo Rate of Ab	0.80	1.30	1.44	1.82	1.59	1.26	0.86	0.89	1.07	1.12	0.60		1.16
Active Listings	14	21	34	38	32	29	20	26	24	20	12		25
Under Contracts	18	27	32	42	48	41	35	26	30	34	27		33

Flashback! YTD 2024 vs YTD 2025

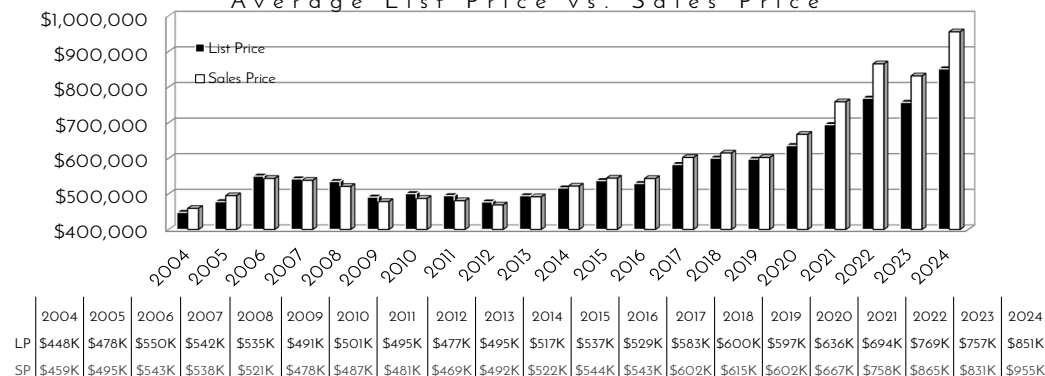
YTD	2024	2025	% Change
DOM	23	20	-14.76%
Sales Price	\$947,810	\$1,009,778	6.54%
LP:SP	111.86%	112.28%	0.37%
SP:AV	1.65	1.25	-24.27%



YTD	2024	2025	% Change
# Units Sold	230	234	1.74%
Rate of Ab 3 Mo	1.04	1.16	10.97%
Actives	21	25	19.47%
Under Contracts	34	33	-2.44%

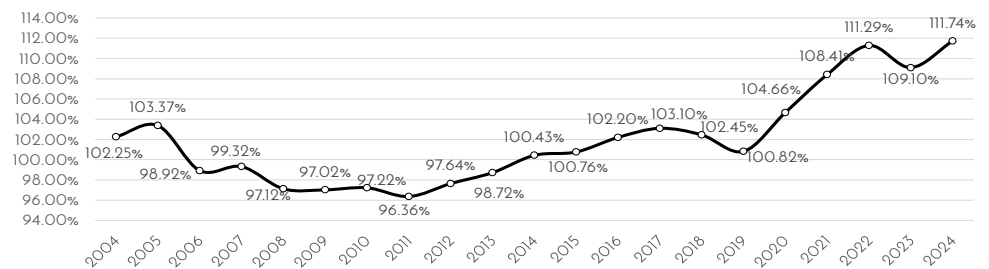
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

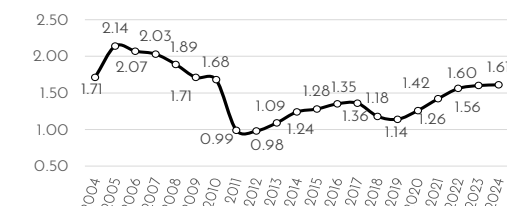


Maplewood Yearly Market Trends

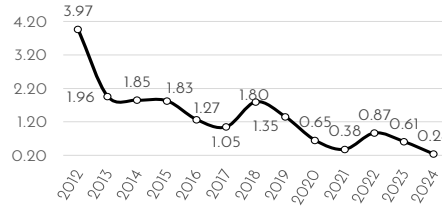
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

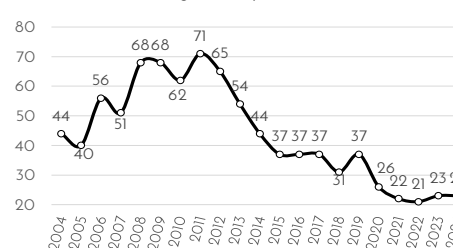


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

