

Maplewood

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 Menzel Avenue	Colonial	3	2.1	103	\$615,000	\$520,000	\$510,000	98.08%	\$468,700	1.09
2	61 Concord Avenue	Colonial	5	2.1	45	\$519,109	\$519,109	\$548,000	105.57%	\$622,600	0.88
3	168 Jacoby Street	Contemp	3	3.0	56	\$599,000	\$599,000	\$610,980	102.00%	\$381,700	1.60
4	14 Highland Place BC	TwnIntUn	2	1.1	25	\$600,000	\$600,000	\$612,000	102.00%	\$512,400	1.19
5	79 Essex Avenue	Colonial	3	1.0	12	\$589,000	\$589,000	\$635,000	107.81%	\$549,700	1.16
6	2041 Ostwood Terrace	Colonial	3	2.1	9	\$525,000	\$525,000	\$635,000	120.95%	\$481,700	1.32
7	688 Valley Street	Colonial	3	2.1	17	\$649,000	\$649,000	\$755,000	116.33%	\$591,100	1.28
8	459 Walton Road	Colonial	5	3.1	1	\$999,000	\$999,000	\$999,000	100.00%	\$1,086,900	0.92
9	34 Lancaster Avenue	Colonial	4	2.1	8	\$899,000	\$899,000	\$1,085,000	120.69%	\$833,800	1.30
10	140 Oakview Avenue	Colonial	4	3.0	7	\$1,050,000	\$1,050,000	\$1,183,754	112.74%	\$910,800	1.30
11	66 Claremont Avenue	Tudor	4	3.0	9	\$929,000	\$929,000	\$1,284,000	138.21%	\$1,099,400	1.17
12	6 Berkeley Road	Colonial	7	5.1	27	\$1,995,000	\$1,995,000	\$2,120,000	106.27%	New	
13	18 Curtiss Place	Colonial	6	4.2	1	\$3,250,000	\$3,250,000	\$3,150,000	96.92%	\$1,896,000	1.66
AVERAGE					25	\$1,016,778	\$1,009,470	\$1,086,749	109.81%		1.24

"Active" Listings in Maplewood

Number of Units: 13
 Average List Price: \$563,146
 Average Days on Market: 57

"Under Contract" Listings in Maplewood

Number of Units: 14
 Average List Price: \$1,129,499
 Average Days on Market: 23



Maplewood 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	25												25
List Price	\$1,009,470												\$1,009,470
Sales Price	\$1,086,749												\$1,086,749
SP:LP%	109.81%												109.81%
SP to AV	1.24												1.24
# Units Sold	13												13
3 Mo Rate of Ab	0.67												0.67
Active Listings	13												13
Under Contracts	14												14

Flashback! YTD 2025 vs YTD 2026

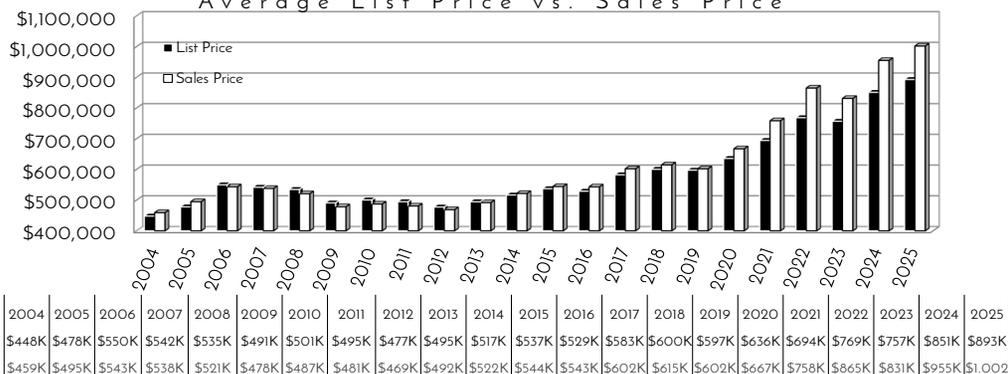
YTD	2025	2026	% Change
DOM	29	25	-16.14%
Sales Price	\$926,061	\$1,086,749	17.35%
LP:SP	107.09%	109.81%	2.54%
SP:AV	1.19	1.24	4.28%



YTD	2025	2026	% Change
# Units Sold	17	13	-23.53%
Rate of Ab 3 Mo	0.80	0.67	-16.25%
Actives	14	13	-7.14%
Under Contracts	18	14	-22.22%

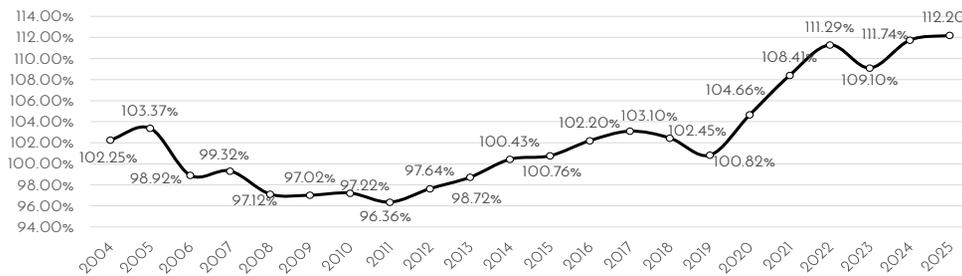
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

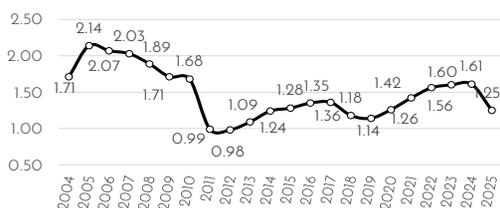


Maplewood Yearly Market Trends

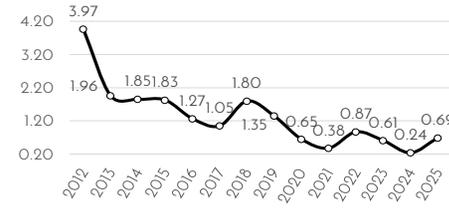
Sales Price to List Price Ratios



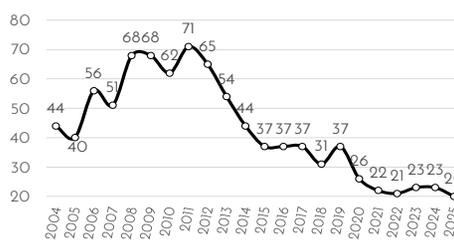
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

