

Maplewood

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	134A Boyden Avenue	OneFloor	1	1.0	27	\$269,000	\$269,000	\$275,000	102.23%	\$187,200	1.47
2	14 Melman Terrace	Colonial	3	2.1	19	\$625,000	\$625,000	\$585,000	93.60%	\$641,400	0.91
3	780 Prospect Street	Colonial	4	1.0	13	\$599,000	\$599,000	\$670,000	111.85%	\$510,300	1.31
4	25 Orchard Road	Colonial	3	1.1	15	\$675,000	\$675,000	\$700,000	103.70%	\$473,800	1.48
5	159 Hilton Avenue	Colonial	3	2.0	14	\$670,000	\$670,000	\$720,000	107.46%	\$592,600	1.21
6	152 Hilton Avenue	Tudor	3	2.0	7	\$665,000	\$665,000	\$750,000	112.78%	\$632,100	1.19
7	426 Ridgewood Road	Victrian	3	1.1	12	\$779,000	\$779,000	\$825,000	105.91%	\$810,600	1.02
8	33 Orchard Road	Colonial	4	2.2	13	\$749,000	\$749,000	\$825,000	110.15%	\$707,800	1.17
9	174 Garfield Place	Colonial	3	3.1	58	\$899,000	\$865,000	\$865,000	100.00%	\$822,800	1.05
10	25 Essex Avenue	Colonial	4	4.1	1	\$905,000	\$905,000	\$905,000	100.00%	\$915,200	0.99
11	534 Summit Avenue	Colonial	3	1.1	45	\$849,000	\$849,000	\$925,000	108.95%	\$729,000	1.27
12	466 Baldwin Road	Colonial	4	2.2	8	\$850,000	\$850,000	\$950,000	111.76%	\$850,600	1.12
13	87 Courter Avenue	CapeCod	3	2.1	9	\$775,000	\$775,000	\$950,000	122.58%	\$703,700	1.35
14	51 S Pierson Road	Colonial	3	2.0	12	\$849,000	\$849,000	\$1,025,000	120.73%	\$748,800	1.37
15	15 Essex Road	SplitLev	3	2.1	9	\$789,000	\$789,000	\$1,055,000	133.71%	\$801,300	1.32
16	39 S Pierson Road	Colonial	4	3.2	43	\$999,995	\$999,995	\$1,060,000	106.00%	\$861,700	1.23
17	10 Burnet Street	Victrian	4	1.2	1	\$1,225,000	\$1,225,000	\$1,225,000	100.00%	\$955,400	1.28
18	8 Lancaster Avenue	Colonial	5	3.2	30	\$1,295,000	\$1,295,000	\$1,295,000	100.00%	Renovated	
19	26 Salter Place	Colonial	4	2.1	17	\$1,379,000	\$1,379,000	\$1,335,000	96.81%	\$935,000	1.43
20	108 Wyoming Avenue	Colonial	5	4.1	9	\$1,295,000	\$1,295,000	\$1,402,500	108.30%	\$1,187,700	1.18
21	22 Salter Place	Colonial	4	3.1	8	\$1,395,000	\$1,395,000	\$1,411,000	101.15%	\$1,070,200	1.32
22	12 Warner Road	Colonial	4	3.1	9	\$1,195,000	\$1,195,000	\$1,512,000	126.53%	\$1,212,300	1.25
23	15 Collinwood Road	Colonial	6	4.1	3	\$1,999,000	\$1,999,000	\$2,000,000	100.05%	New	
AVERAGE					17	\$944,782	\$943,304	\$1,011,543	108.01%		1.23

"Active" Listings in Maplewood

Number of Units: 26
Average List Price: \$796,004
Average Days on Market: 36

"Under Contract" Listings in Maplewood

Number of Units: 26
Average List Price: \$820,154
Average Days on Market: 31

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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					18
List Price	\$854,706	\$1,069,718	\$911,899	\$817,444	\$991,946	\$933,204	\$787,587	\$943,304					\$903,626
Sales Price	\$926,061	\$1,134,091	\$1,106,622	\$924,201	\$1,135,361	\$1,052,679	\$882,107	\$1,011,543					\$1,015,173
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%	114.69%	111.28%	108.01%					112.67%
SP to AV	1.19	1.26	1.30	1.30	1.30	1.24	1.21	1.23					1.25
# Units Sold	17	11	21	18	28	24	32	23					174
3 Mo Rate of Ab	0.80	1.30	1.44	1.82	1.59	1.26	0.86	0.89					1.25
Active Listings	14	21	34	38	32	29	20	26					27
Under Contracts	18	27	32	42	48	41	35	26					34

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	18	-19.88%
Sales Price	\$971,736	\$1,015,173	4.47%
LP:SP	112.80%	112.67%	-0.12%
SP:AV	1.75	1.25	-28.40%

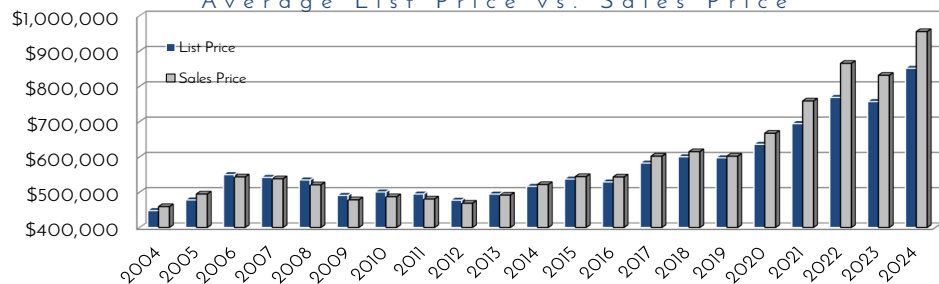
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	180	174	-3.33%
Rate of Ab 3 Mo	0.92	1.25	35.33%
Actives	19	27	39.87%
Under Contracts	34	34	0.00%

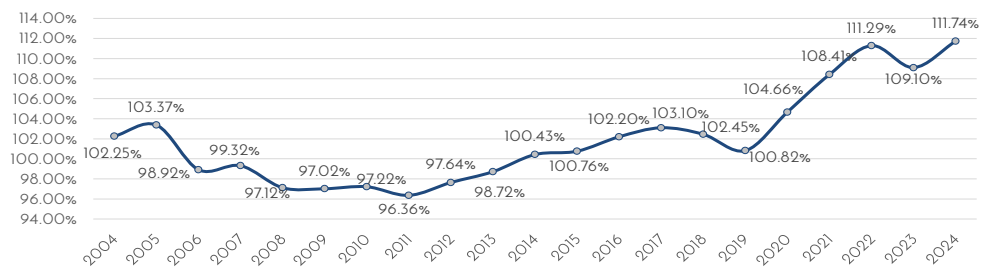
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

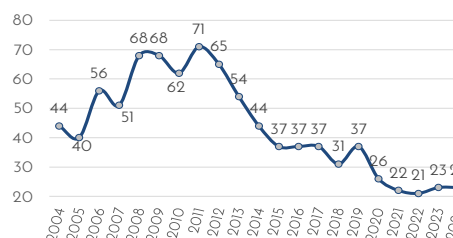


Maplewood Yearly Market Trends

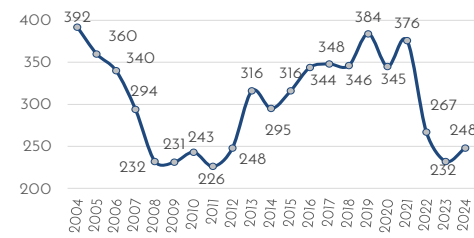
Sales Price to List Price Ratios



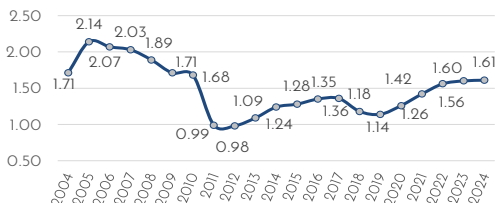
Average Days on Market



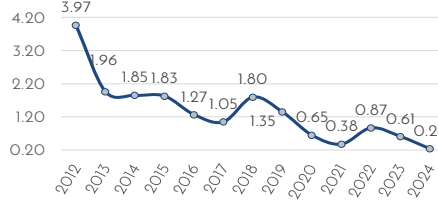
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012