

Maplewood

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	467 Valley Street 5M	OneFloor	2	2.0	8	\$449,000	\$449,000	\$525,000	116.93%	\$348,400	1.51
2	60-62 Essex Avenue	Colonial	3	1.1	12	\$499,000	\$499,000	\$605,000	121.24%	\$597,700	1.01
3	24 Hilton Avenue	Colonial	4	2.0	8	\$634,888	\$634,888	\$700,888	110.40%	\$557,700	1.26
4	86 Jacoby Street	Colonial	3	1.1	9	\$599,000	\$599,000	\$705,000	117.70%	\$547,100	1.29
5	153 Parker Avenue	Colonial	3	1.2	16	\$795,000	\$795,000	\$880,000	110.69%	\$849,500	1.04
6	37 S Pierson Road	Colonial	3	2.1	16	\$850,000	\$850,000	\$975,000	114.71%	\$767,000	1.27
7	40 Maplewood Avenue	Colonial	4	1.0	8	\$749,000	\$749,000	\$999,999	133.51%	\$624,100	1.60
8	31 Burr Road	Tudor	3	1.1	9	\$779,000	\$779,000	\$1,025,000	131.58%	\$763,200	1.34
9	29 Overlook Terrace	Colonial	5	3.2	8	\$989,999	\$989,999	\$1,030,000	104.04%	Renovated	
10	87 Oakview Avenue	Colonial	4	2.1	8	\$879,000	\$879,000	\$1,100,000	125.14%	\$829,600	1.33
11	97 Oakland Road	Colonial	3	2.1	9	\$899,000	\$899,000	\$1,102,000	122.58%	\$776,900	1.42
12	6 Burnett Street	Colonial	5	2.1	9	\$975,000	\$975,000	\$1,300,000	133.33%	\$1,104,500	1.18
13	475 Ridgewood Road	Colonial	4	4.1	7	\$1,050,000	\$1,050,000	\$1,300,000	123.81%	\$1,016,200	1.28
14	5 New England Road	Colonial	3	2.1	9	\$899,000	\$899,000	\$1,300,000	144.61%	\$960,000	1.35
15	569 Prospect Street	Tudor	4	3.1	11	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$1,210,800	1.07
16	95 Midland Boulevard	Colonial	4	2.2	8	\$939,000	\$939,000	\$1,350,000	143.77%	\$928,900	1.45
17	13 Norfolk Avenue	Colonial	4	2.1	9	\$975,000	\$975,000	\$1,352,000	138.67%	\$869,600	1.55
18	175 Garfield Place	Colonial	4	4.1	1	\$1,195,000	\$1,195,000	\$1,355,000	113.39%	\$899,500	1.51
19	20 Kendal Avenue	Colonial	4	3.1	8	\$1,099,000	\$1,099,000	\$1,410,000	128.30%	\$1,053,200	1.34
20	27 Warren Road	Colonial	5	4.1	41	\$1,425,000	\$1,395,000	\$1,435,000	102.87%	Renovated	
21	649 Prospect Street	Colonial	5	4.1	8	\$1,350,000	\$1,350,000	\$1,489,165	110.31%	\$1,569,700	0.95
AVERAGE					11	\$913,328	\$911,899	\$1,106,622	121.93%		1.30

"Active" Listings in Maplewood

Number of Units: 34
Average List Price: \$978,982
Average Days on Market: 22

"Under Contract" Listings in Maplewood

Number of Units: 32
Average List Price: \$918,406
Average Days on Market: 13

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										20
List Price	\$854,706	\$1,069,718	\$911,899										\$927,485
Sales Price	\$926,061	\$1,134,091	\$1,106,622										\$1,050,145
SP:LP%	107.09%	105.93%	121.93%										113.19%
SP to AV	1.19	1.26	1.30										1.25
# Units Sold	17	11	21										49
3 Mo Rate of Ab	0.80	1.30	1.44										1.18
Active Listings	14	21	34										23
Under Contracts	18	27	32										26

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	31	20	-33.56%
Sales Price	\$875,484	\$1,050,145	19.95%
LP:SP	110.33%	113.19%	2.60%
SP:AV	1.68	1.25	-25.54%

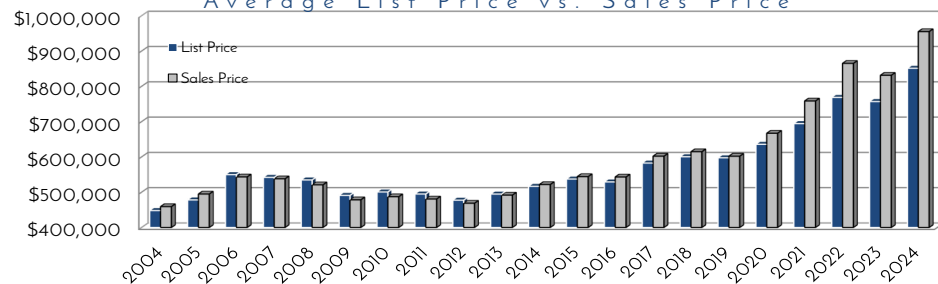
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	46	49	6.52%
Rate of Ab 3 Mo	0.89	1.18	32.09%
Actives	15	23	50.00%
Under Contracts	29	26	-12.50%

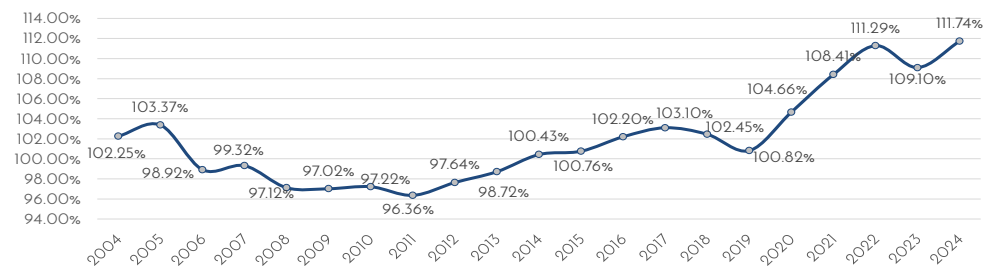
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

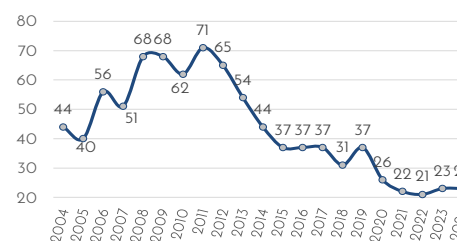


Maplewood Yearly Market Trends

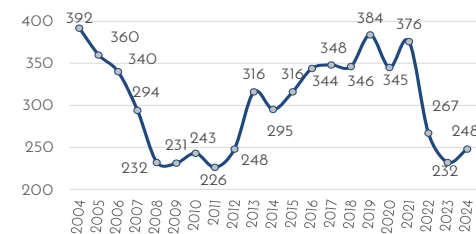
Sales Price to List Price Ratios



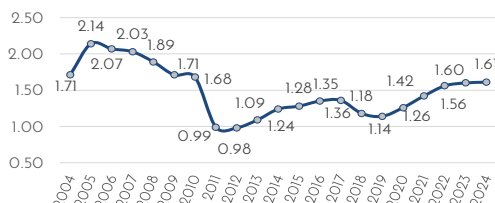
Average Days on Market



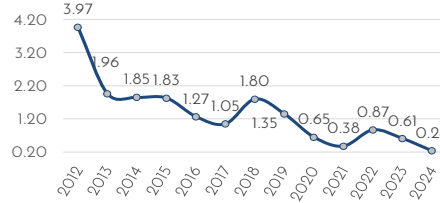
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012