

Maplewood

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	74 Meadowbrook Place	TwnIntUn	1	1.0	9	\$285,000	\$285,000	\$315,000	110.53%	\$232,000	1.36
2	36A Meadowbrook Place	TwnIntUn	2	1.1	22	\$330,000	\$330,000	\$332,000	100.61%	\$218,900	1.52
3	72 Concord Avenue	Colonial	2	1.0	16	\$495,000	\$495,000	\$495,000	100.00%	\$390,200	1.27
4	22 Lindsley Avenue	Colonial	3	1.1	20	\$500,000	\$500,000	\$500,000	100.00%	\$509,400	0.98
5	2043-2045 Ostwood Terrace	Colonial	4	1.1	108	\$699,000	\$599,000	\$590,000	98.50%	\$504,500	1.17
6	76-78 Woodside Road	Colonial	3	1.1	49	\$690,000	\$690,000	\$640,000	92.75%	\$475,600	1.35
7	658 Ridgewood Road	TwnIntUn	2	3.1	22	\$599,000	\$599,000	\$651,000	108.68%	\$601,700	1.08
8	28 Overlook Terrace	Colonial	3	1.2	20	\$600,000	\$600,000	\$660,000	110.00%	\$559,300	1.18
9	29 Schaefer Road	Colonial	4	4.1	66	\$735,000	\$685,000	\$670,000	97.81%	\$641,600	1.04
10	132 Garfield Place	CapeCod	5	3.0	14	\$689,000	\$689,000	\$675,000	97.97%	\$670,100	1.01
11	56 Broadview Avenue	Colonial	3	2.0	15	\$749,000	\$749,000	\$782,000	104.41%	\$570,500	1.37
12	26 Union Avenue	Colonial	3	3.1	9	\$749,000	\$749,000	\$900,000	120.16%	\$653,900	1.38
13	168 Parker Avenue	Colonial	3	2.1	9	\$829,000	\$829,000	\$900,000	108.56%	\$780,500	1.15
14	14 Rutgers Street	Colonial	4	2.1	10	\$799,000	\$799,000	\$915,000	114.52%	\$888,600	1.03
15	14 Melman Terrace	Colonial	4	2.1	8	\$799,000	\$799,000	\$1,033,000	129.29%	\$641,400	1.61
16	23 Kensington Terrace	Colonial	3	2.1	12	\$899,999	\$899,999	\$1,058,000	117.56%	\$792,600	1.33
17	2 Maplewood Avenue	SplitLev	4	3.1	8	\$899,000	\$899,000	\$1,062,500	118.19%	\$705,200	1.51
18	60-62 Bowdoin Street	Colonial	4	3.0	9	\$979,000	\$979,000	\$1,200,000	122.57%	\$922,400	1.30
19	8 Kendal Avenue	Colonial	5	2.1	9	\$879,000	\$879,000	\$1,302,000	148.12%	\$959,800	1.36
20	551 Prospect Street	Victrian	5	3.0	9	\$1,050,000	\$1,050,000	\$1,373,000	130.76%	\$938,800	1.46
21	73 Jefferson Avenue	Colonial	5	5.0	19	\$1,795,000	\$1,795,000	\$1,999,000	111.36%	Renovated	
22	11 Oakview Avenue	Colonial	6	5.1	34	\$1,999,900	\$1,999,900	\$2,160,000	108.01%	New	
AVERAGE					23	\$820,405	\$813,586	\$918,750	111.38%		1.27

"Active" Listings in Maplewood

Number of Units: 13
Average List Price: \$705,538
Average Days on Market: 27

"Under Contract" Listings in Maplewood

Number of Units: 12
Average List Price: \$667,342
Average Days on Market: 51

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	28	27	21	23	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	\$813,586	\$893,046
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	\$918,750	\$1,001,955
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%	114.69%	111.28%	108.01%	112.75%	111.04%	110.11%	127.28%	112.20%
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	1.27	1.25
# Units Sold	17	11	21	18	28	24	32	23	17	19	24	22	256
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	0.70	1.12
Active Listings	14	21	34	38	32	29	20	26	24	20	12	13	24
Under Contracts	18	27	32	42	48	41	35	26	30	34	27	12	31

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	20	-13.65%
Sales Price	\$947,810	\$1,001,955	5.71%
LP:SP	111.86%	112.20%	0.30%
SP:AV	1.65	1.25	-24.14%

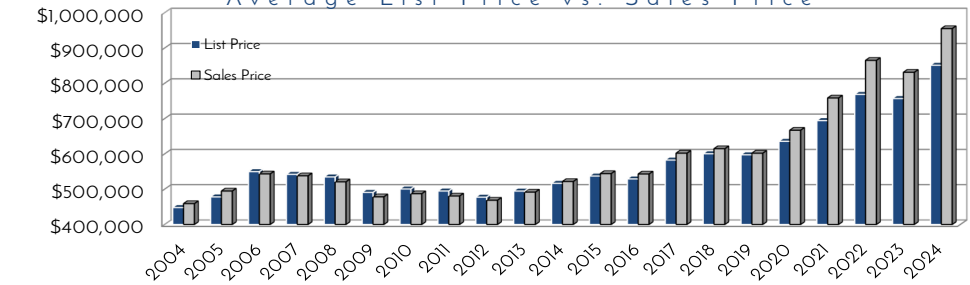
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	230	256	11.30%
Rate of Ab 3 Mo	1.04	1.12	7.30%
Actives	21	24	14.79%
Under Contracts	34	31	-7.59%

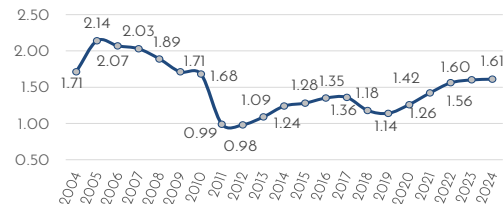
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

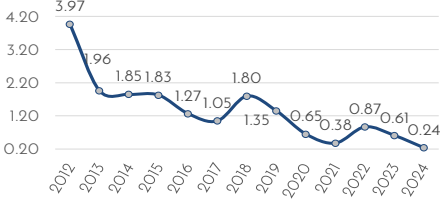


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$448K	\$478K	\$550K	\$542K	\$535K	\$491K	\$501K	\$495K	\$477K	\$495K	\$517K	\$537K	\$529K	\$583K	\$600K	\$597K	\$636K	\$694K	\$769K	\$757K	\$851K
SP	\$459K	\$495K	\$543K	\$538K	\$521K	\$478K	\$487K	\$481K	\$469K	\$492K	\$522K	\$544K	\$543K	\$602K	\$615K	\$602K	\$667K	\$758K	\$865K	\$831K	\$955K

Sales Price to Assessed Value Ratio



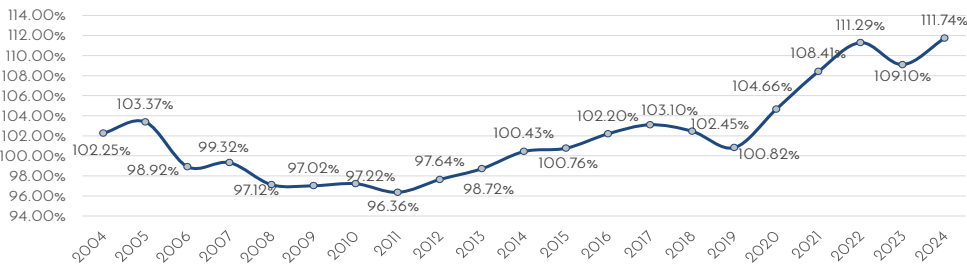
12 Month Rate of Absorption



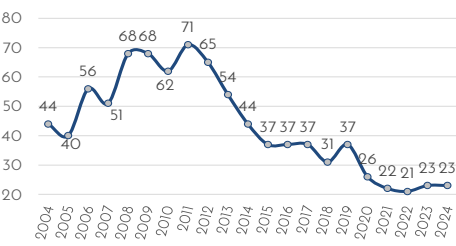
Data only available until 2012

Maplewood Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

