

# Maplewood

## March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	624 Irvington Avenue	SplitLev	3	1.1	87	\$649,000	\$590,000	\$530,000	89.83%	\$613,900	0.86
2	29 Van Ness Terrace	Colonial	4	2.0	17	\$650,000	\$650,000	\$665,000	102.31%	\$512,600	1.30
3	616 S Orange Avenue U:SH4	HighRise	2	2.1	43	\$694,000	\$694,000	\$725,000	104.47%	\$730,500	0.99
4	11 Overlook Terrace	Colonial	3	2.1	8	\$725,000	\$725,000	\$857,000	118.21%	\$629,100	1.36
5	153 Garfield Place	Colonial	4	3.1	38	\$909,000	\$909,000	\$965,000	106.16%	\$586,600	1.65
6	17 Collinwood Road	Colonial	4	3.2	14	\$1,099,000	\$1,099,000	\$1,301,000	118.38%	\$1,025,100	1.27
7	33-35 Madison Avenue	Colonial	4	2.0	9	\$1,099,000	\$1,099,000	\$1,402,000	127.57%	\$860,000	1.63
8	346-348 Elmwood Avenue	Colonial	4	3.1	11	\$1,269,000	\$1,269,000	\$1,450,000	114.26%	\$938,300	1.55
9	135 Union Avenue	Colonial	5	4.1	9	\$1,099,000	\$1,099,000	\$1,500,000	136.49%	Renovated	
10	2 Hemlock Court	Colonial	5	3.2	13	\$1,479,000	\$1,479,000	\$1,728,220	116.85%	\$1,295,100	1.33
11	112 Wyoming Avenue	Colonial	6	3.2	8	\$1,625,000	\$1,625,000	\$1,871,219	115.15%	\$1,290,400	1.45
12	36 Oakview Avenue	Colonial	6	4.2	28	\$1,999,000	\$1,999,000	\$2,175,500	108.83%	Renovated	
13	10 Burnet Street	Colonial	7	6.1	2	\$2,299,000	\$2,299,000	\$2,375,000	103.31%	Renovated	
AVERAGE					22	\$1,199,615	\$1,195,077	\$1,349,611	112.45%	\$848,160	1.34

### "Active" Listings in Maplewood

Number of Units: 14  
 Average List Price: \$838,057  
 Average Days on Market: 25

### "Under Contract" Listings in Maplewood

Number of Units: 24  
 Average List Price: \$1,042,871  
 Average Days on Market: 12

# 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	26	22										24
List Price	\$1,009,470	\$775,284	\$1,195,077										\$1,032,912
Sales Price	\$1,086,749	\$848,000	\$1,349,611										\$1,139,657
SP:LP%	109.81%	106.71%	112.45%										110.19%
SP to AV	1.24	1.17	1.12										1.26
# Units Sold	13	7	13										33
3 Mo Rate of Ab	0.67	0.64	1.20										0.84
Active Listings	13	8	14										12
Under Contracts	14	18	24										19

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	24	17.68%
Sales Price	\$1,050,145	\$1,139,657	8.52%
LP:SP	113.19%	110.19%	-2.65%
SP:AV	1.25	1.26	0.23%

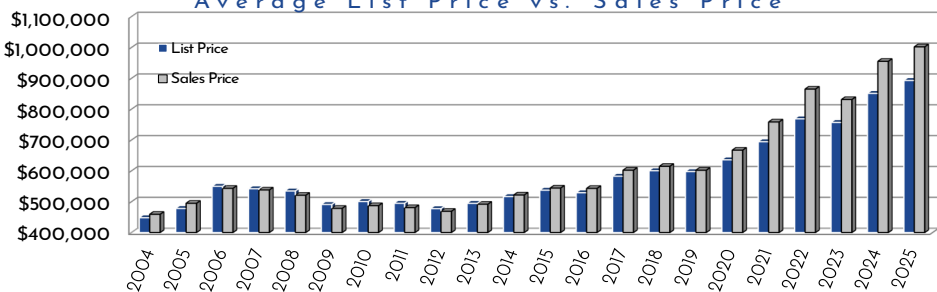
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	49	33	-32.65%
Rate of Ab 3 Mo	1.18	0.84	-29.10%
Actives	23	12	-49.28%
Under Contracts	26	19	-27.27%

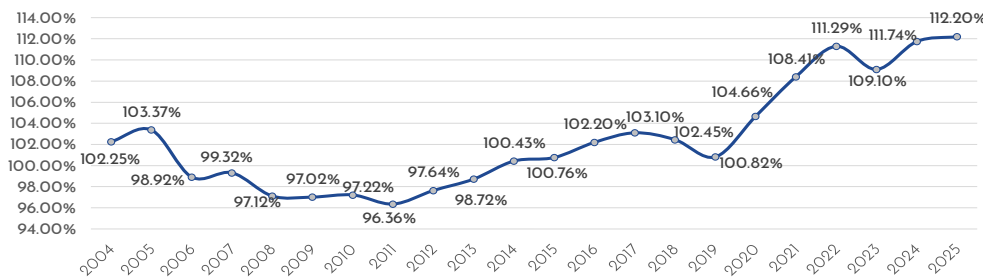
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price



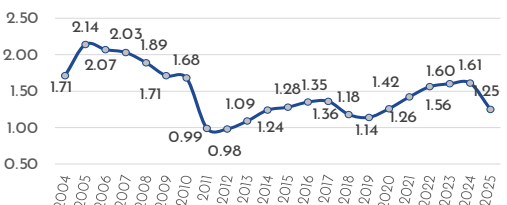
## Maplewood Yearly Market Trends

Sales Price to List Price Ratios

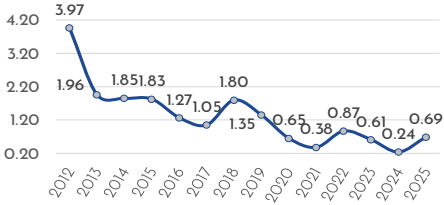


Year	LP	SP
2004	\$448K	\$459K
2005	\$478K	\$495K
2006	\$550K	\$543K
2007	\$542K	\$538K
2008	\$535K	\$521K
2009	\$491K	\$478K
2010	\$501K	\$487K
2011	\$495K	\$481K
2012	\$477K	\$469K
2013	\$495K	\$492K
2014	\$517K	\$522K
2015	\$537K	\$544K
2016	\$529K	\$543K
2017	\$583K	\$602K
2018	\$600K	\$615K
2019	\$597K	\$602K
2020	\$636K	\$667K
2021	\$694K	\$758K
2022	\$769K	\$865K
2023	\$757K	\$831K
2024	\$851K	\$955K
2025	\$893K	\$1.002M

## Sales Price to Assessed Value Ratio

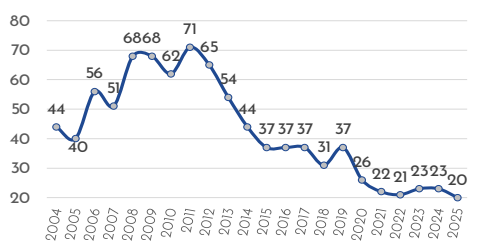


## 12 Month Rate of Absorption



Data only available until 2012

## Average Days on Market



## Number of Units Sold

