

# Maplewood

## June 2025 Market Snapshot

| Units | Address               | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assess-<br>ment | SP:AV |
|-------|-----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-----------------------|-------|
| 1     | 135 Burnett Avenue    | Colonial | 3      | 1.1   | 22  | \$499,000        | \$499,000   | \$505,108   | 101.22% | \$491,000             | 1.03  |
| 2     | 467 Valley Street 7L  | OneFloor | 3      | 2.0   | 15  | \$549,000        | \$549,000   | \$640,000   | 116.58% | \$384,000             | 1.67  |
| 3     | 60 Princeton Street   | Colonial | 3      | 1.1   | 9   | \$519,000        | \$519,000   | \$670,000   | 129.09% | \$459,700             | 1.46  |
| 4     | 89 Jacoby Street      | CapeCod  | 4      | 2.1   | 16  | \$565,000        | \$565,000   | \$678,750   | 120.13% | \$508,300             | 1.34  |
| 5     | 135 Midland Boulevard | CapeCod, | 4      | 2.1   | 20  | \$749,000        | \$699,000   | \$725,000   | 103.72% | \$672,600             | 1.08  |
| 6     | 31 Sommer Avenue      | Colonial | 4      | 1.1   | 21  | \$749,000        | \$749,000   | \$775,000   | 103.47% | \$805,800             | 0.96  |
| 7     | 664 Ridgewood Road    | Colonial | 3      | 2.0   | 37  | \$685,000        | \$685,000   | \$777,000   | 113.43% | \$769,900             | 1.01  |
| 8     | 14 Manley Terrace     | Colonial | 3      | 2.0   | 9   | \$749,000        | \$749,000   | \$825,000   | 110.15% | \$564,300             | 1.46  |
| 9     | 92 Oakland Road       | Colonial | 3      | 1.1   | 16  | \$725,000        | \$725,000   | \$853,000   | 117.66% | \$810,400             | 1.05  |
| 10    | 8 Milton Street       | Colonial | 3      | 2.0   | 9   | \$679,000        | \$679,000   | \$860,000   | 126.66% | \$611,300             | 1.41  |
| 11    | 160 Parker Avenue     | Colonial | 3      | 2.1   | 9   | \$849,000        | \$849,000   | \$932,000   | 109.78% | \$713,100             | 1.31  |
| 12    | 39 Collinwood Road    | Colonial | 4      | 2.0   | 7   | \$879,000        | \$879,000   | \$999,999   | 113.77% | \$940,400             | 1.06  |
| 13    | 117 Oakview Avenue    | Colonial | 3      | 2.1   | 9   | \$859,000        | \$859,000   | \$999,999   | 116.41% | \$840,900             | 1.19  |
| 14    | 38 Madison Avenue     | Colonial | 4      | 1.1   | 9   | \$829,000        | \$829,000   | \$1,100,000 | 132.69% | \$853,000             | 1.29  |
| 15    | 60 S Mountain Avenue  | Meditter | 3      | 2.1   | 16  | \$1,100,000      | \$1,100,000 | \$1,102,500 | 100.23% | \$998,800             | 1.10  |
| 16    | 44 S Pierson Road     | Colonial | 3      | 2.1   | 9   | \$770,000        | \$770,000   | \$1,144,943 | 148.69% | \$703,700             | 1.63  |
| 17    | 26 North Terrace      | Colonial | 4      | 2.1   | 10  | \$975,000        | \$975,000   | \$1,150,000 | 117.95% | \$929,100             | 1.24  |
| 18    | 31 Burroughs Way      | Tudor    | 5      | 4.1   | 35  | \$1,325,000      | \$1,274,888 | \$1,175,000 | 92.16%  | \$963,700             | 1.22  |
| 19    | 10-12 Oberlin Street  | Colonial | 4      | 2.1   | 9   | \$1,075,000      | \$1,075,000 | \$1,305,000 | 121.40% | \$942,800             | 1.38  |
| 20    | 7 Warren Road         | Colonial | 4      | 3.1   | 16  | \$1,280,000      | \$1,280,000 | \$1,320,000 | 103.13% | \$904,500             | 1.46  |

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|-------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 21    | 417 Walton Road     | Colonial | 5      | 3.1   | 9   | \$1,195,000      | \$1,195,000 | \$1,465,000 | 122.59% | \$1,140,100      | 1.28  |
| 22    | 446 Ridgewood Road  | Colonial | 6      | 3.1   | 8   | \$1,195,000      | \$1,195,000 | \$1,561,000 | 130.63% | \$1,149,600      | 1.36  |
| 23    | 615 Prospect Street | Colonial | 7      | 4.1   | 48  | \$1,850,000      | \$1,699,000 | \$1,800,000 | 105.94% | \$2,094,600      | 0.86  |
| 24    | 317 Wyoming Avenue  | Colonial | 5      | 3.1   | 13  | \$1,999,000      | \$1,999,000 | \$1,900,000 | 95.05%  | \$1,929,800      | 0.98  |
| 25    | AVERAGE             |          |        |       | 16  | \$943,667        | \$933,204   | \$1,052,679 | 114.69% |                  | 1.24  |

### "Active" Listings in Maplewood

Number of Units: 29  
Average List Price: \$879,000  
Average Days on Market: 33

### "Under Contract" Listings in Maplewood

Number of Units: 41  
Average List Price: \$832,995  
Average Days on Market: 22

# 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          |      |        |           |         |          |          | 19          |
| List Price      | \$854,706 | \$1,069,718 | \$911,899   | \$817,444 | \$991,946   | \$933,204   |      |        |           |         |          |          | \$927,161   |
| Sales Price     | \$926,061 | \$1,134,091 | \$1,106,622 | \$924,201 | \$1,135,361 | \$1,052,679 |      |        |           |         |          |          | \$1,051,656 |
| SP:LP%          | 107.09%   | 105.93%     | 121.93%     | 113.69%   | 114.77%     | 114.69%     |      |        |           |         |          |          | 113.94%     |
| SP to AV        | 1.19      | 1.26        | 1.30        | 1.30      | 1.30        | 1.24        |      |        |           |         |          |          | 1.27        |
| # Units Sold    | 17        | 11          | 21          | 18        | 28          | 25          |      |        |           |         |          |          | 120         |
| 3 Mo Rate of Ab | 0.80      | 1.30        | 1.44        | 1.82      | 1.59        | 1.26        |      |        |           |         |          |          | 1.37        |
| Active Listings | 14        | 21          | 34          | 38        | 32          | 29          |      |        |           |         |          |          | 28          |
| Under Contracts | 18        | 27          | 32          | 42        | 48          | 41          |      |        |           |         |          |          | 35          |

## Flashback! YTD 2024 vs YTD 2025

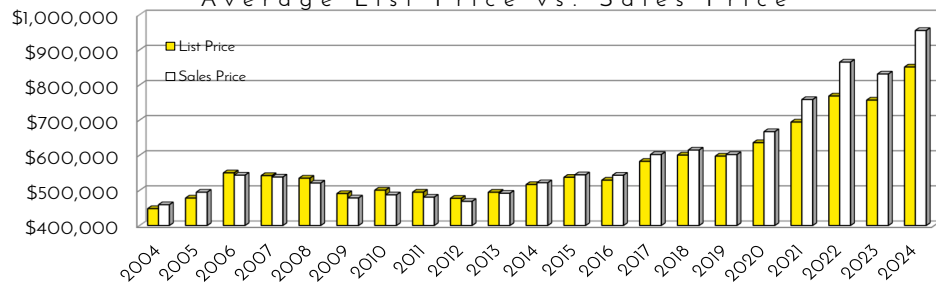
| YTD         | 2024      | 2025        | % Change |
|-------------|-----------|-------------|----------|
| DOM         | 23        | 19          | -20.73%  |
| Sales Price | \$974,626 | \$1,051,656 | 7.90%    |
| LP:SP       | 112.96%   | 113.94%     | 0.86%    |
| SP:AV       | 1.78      | 1.27        | -28.63%  |

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| YTD             | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 127  | 120  | -5.51%   |
| Rate of Ab 3 Mo | 1.00 | 1.37 | 36.38%   |
| Actives         | 20   | 28   | 43.59%   |
| Under Contracts | 38   | 35   | -7.96%   |

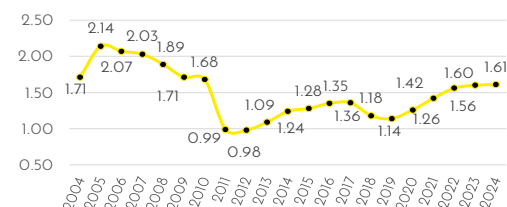
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price

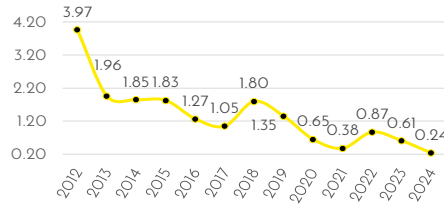


|    |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|----|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 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

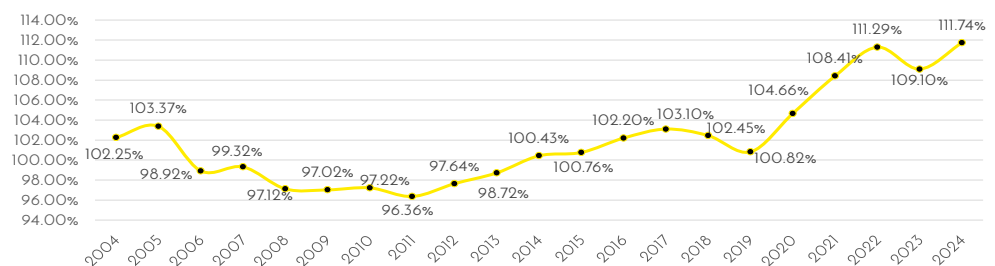


Data only available until 2012

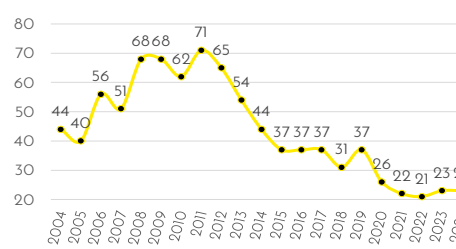
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Maplewood Yearly Market Trends

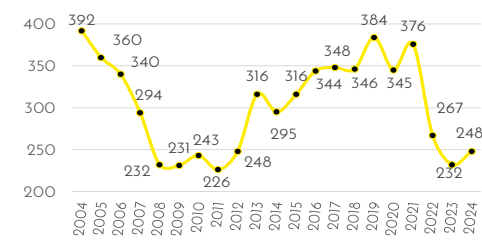
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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