

Maplewood

September 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 2G	HighRise	1	1.0	19	\$185,000	\$185,000	\$215,000	116.22%	\$204,400	1.05
2	227 Parker Avenue	Colonial	4	2.0	56	\$625,000	\$625,000	\$635,000	101.60%	\$591,600	1.07
3	21 William Street	Colonial	4	2.0	23	\$599,000	\$599,000	\$675,000	112.69%	\$650,100	1.04
4	8 Melman Terrace	Colonial	4	2.1	86	\$840,000	\$820,000	\$745,000	90.85%	\$734,700	1.01
5	26 Saint Lawrence Avenue	Colonial	3	2.1	91	\$799,000	\$799,000	\$820,000	102.63%	\$881,000	0.93
6	720 Valley Street	Custom	4	2.0	49	\$800,000	\$800,000	\$848,000	106.00%	\$692,400	1.22
7	200 Parker Avenue	Colonial	3	2.0	9	\$685,000	\$685,000	\$920,000	134.31%	\$589,300	1.56
8	493 Summit Avenue	Colonial	4	2.0	11	\$849,000	\$849,000	\$995,000	117.20%	\$838,000	1.19
9	29 Rutgers Street	Colonial	4	3.1	42	\$1,090,000	\$1,090,000	\$1,150,000	105.50%	\$1,078,500	1.07
10	537 Summit Avenue	Colonial	4	2.1	1	\$1,175,000	\$1,175,000	\$1,175,000	100.00%	\$929,600	1.26
11	180 Parker Avenue	Colonial	5	4.1	24	\$1,199,999	\$1,199,999	\$1,210,000	100.83%	\$786,300	1.54
12	44 Clinton Avenue	Colonial	5	3.2	24	\$1,199,000	\$1,199,000	\$1,300,000	108.42%	\$1,269,800	1.02
13	29 Oakview Avenue	Colonial	5	3.1	10	\$1,185,000	\$1,185,000	\$1,425,000	120.25%	\$1,201,700	1.19
14	90 Oakview Avenue	Colonial	4	2.2	7	\$1,079,000	\$1,079,000	\$1,450,000	134.38%	Renovated	
15	1 Winthrop Place	Colonial	5	2.2	9	\$1,195,000	\$1,195,000	\$1,450,000	121.34%	\$1,188,800	1.22
16	77 Collinwood Road	Contemp	5	3.1	10	\$1,450,000	\$1,450,000	\$1,900,000	131.03%	\$1,358,100	1.40
17	713-717 Prospect Street	Colonial	7	4.1	8	\$1,850,000	\$1,850,000	\$2,100,000	113.51%	\$1,607,400	1.31
AVERAGE					28	\$988,529	\$987,353	\$1,118,412	112.75%		1.19

"Active" Listings in Maplewood

Number of Units: 24
Average List Price: \$775,713
Average Days on Market: 41

"Under Contract" Listings in Maplewood

Number of Units: 30
Average List Price: \$816,897
Average Days on Market: 29

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				19
List Price	\$854,706	\$1,069,718	\$911,899	\$817,444	\$991,946	\$933,204	\$787,587	\$943,304	\$987,353				\$911,078
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				\$1,024,361
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%	114.69%	111.28%	108.01%	112.75%				112.67%
SP to AV	1.19	1.26	1.30	1.30	1.30	1.24	1.21	1.23	1.19				1.25
# Units Sold	17	11	21	18	28	24	32	23	17				191
3 Mo Rate of Ab	0.80	1.30	1.44	1.82	1.59	1.26	0.86	0.89	1.07				1.23
Active Listings	14	21	34	38	32	29	20	26	24				26
Under Contracts	18	27	32	42	48	41	35	26	30				33

Flashback! YTD 2024 vs YTD 2025

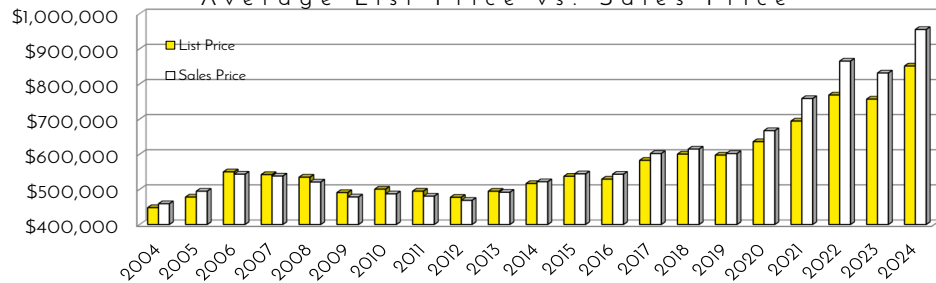
YTD	2024	2025	% Change
DOM	23	19	-16.79%
Sales Price	\$956,170	\$1,024,361	7.13%
LP:SP	112.42%	112.67%	0.23%
SP:AV	1.73	1.25	-27.80%

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YTD	2024	2025	% Change
# Units Sold	193	191	-1.04%
Rate of Ab 3 Mo	0.94	1.23	30.07%
Actives	20	26	30.05%
Under Contracts	34	33	-2.61%

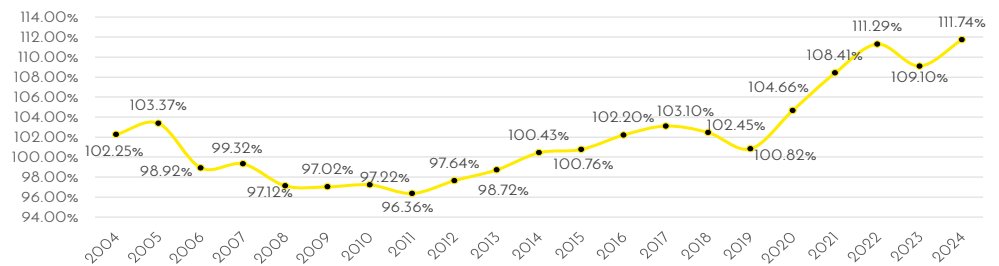
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

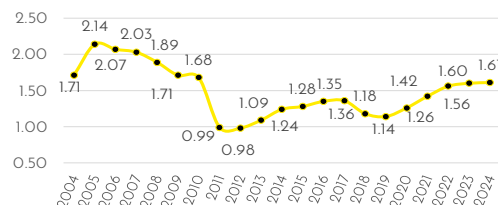


Maplewood Yearly Market Trends

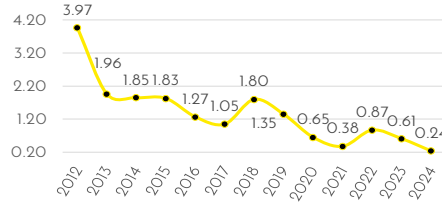
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

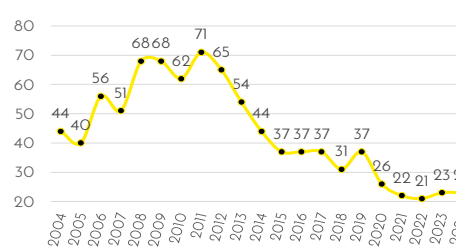


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

