

Maplewood

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	465-73 Valley Street 4G	HighRise	1	1.0	14	\$235,000	\$235,000	\$247,000	105.11%	\$206,200	1.20
2	1 44th Street	TwndEndUn	2	1.1	10	\$379,900	\$379,900	\$379,900	100.00%	\$313,800	1.21
3	167 Franklin Avenue	CapeCod	3	1.0	28	\$549,000	\$549,000	\$549,000	100.00%	\$414,000	1.33
4	616 South Orange Avenue 7F	HighRise	2	2.1	129	\$599,000	\$550,000	\$550,000	100.00%	\$363,700	1.51
5	51 Hillcrest Road	Bi-Level	3	2.0	93	\$620,000	\$550,000	\$568,000	103.27%	\$582,100	0.98
6	31 Revere Avenue	Colonial	2	1.0	8	\$475,000	\$475,000	\$572,000	120.42%	\$441,200	1.30
7	616 South Orange Avenue 7G	HighRise	2	2.1	68	\$614,000	\$614,000	\$620,000	100.98%	\$506,200	1.22
8	18 Orchard Road	Colonial	3	1.1	6	\$660,000	\$660,000	\$650,000	98.48%	\$462,800	1.40
9	96 Franklin Avenue	Colonial	3	2.1	36	\$729,000	\$729,000	\$726,300	99.63%	\$490,700	1.48
10	31 Sommer Avenue	Colonial	4	1.2	12	\$925,000	\$925,000	\$980,000	105.95%	\$805,800	1.22
11	26 Brook Lane	Ranch	2	1.0	9	\$900,000	\$900,000	\$1,055,000	117.22%	\$802,800	1.31
12	101 Midland Boulevard	Colonial	4	3.2	7	\$950,000	\$950,000	\$1,100,000	115.79%	\$863,000	1.27
13	7 Warner Road	Ranch	3	3.0	11	\$950,000	\$950,000	\$1,100,000	115.79%	\$1,080,200	1.02
14	49 Burnett Terrace	Colonial	3	1.0	8	\$799,000	\$799,000	\$1,120,000	140.18%	\$795,300	1.41
15	56 Salter Place	Carriage	4	2.1	42	\$1,150,000	\$1,150,000	\$1,225,000	106.52%	\$1,059,600	1.16
16	6 Oberlin Street	Colonial	4	3.1	9	\$995,000	\$995,000	\$1,250,000	125.63%	\$979,100	1.28
17	56 Headley Place	Colonial	4	2.1	8	\$929,000	\$929,000	\$1,310,000	141.01%	\$892,200	1.47
18	280 Wyoming Avenue	Tudor	5	3.1	12	\$1,199,000	\$1,199,000	\$1,365,000	113.84%	\$1,181,800	1.16
19	423 Ridgewood Road	Colonial	5	5.0	1	\$1,900,000	\$1,900,000	\$1,900,000	100.00%	\$1,172,100	1.62
AVERAGE					27	\$818,837	\$812,574	\$908,800	111.04%		1.29

"Active" Listings in Maplewood

Number of Units: 20
Average List Price: \$981,745
Average Days on Market: 35

"Under Contract" Listings in Maplewood

Number of Units: 34
Average List Price: \$792,768
Average Days on Market: 30

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			19
List Price	\$854,706	\$1,069,718	\$911,899	\$817,444	\$991,946	\$933,204	\$787,587	\$943,304	\$987,353	\$812,574			\$902,166
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			\$1,013,906
SP:LP%	107.09%	105.93%	121.93%	113.69%	114.77%	114.69%	111.28%	108.01%	112.75%	111.04%			112.53%
SP to AV	1.19	1.26	1.30	1.30	1.30	1.24	1.21	1.23	1.19	1.29			1.25
# Units Sold	17	11	21	18	28	24	32	23	17	19			210
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			1.22
Active Listings	14	21	34	38	32	29	20	26	24	20			26
Under Contracts	18	27	32	42	48	41	35	26	30	34			33

Flashback! YTD 2024 vs YTD 2025

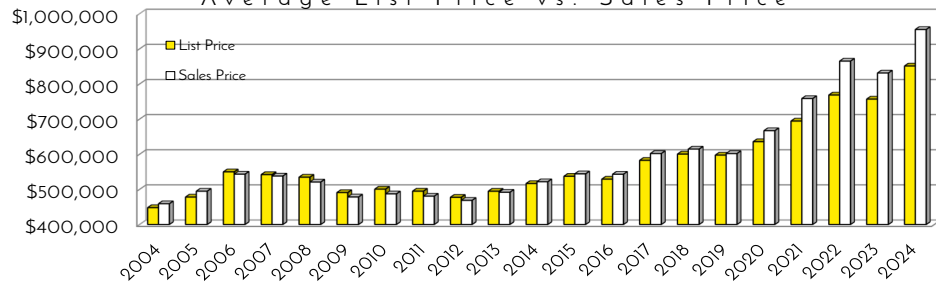
YTD	2024	2025	% Change
DOM	24	19	-17.68%
Sales Price	\$946,289	\$1,013,906	7.15%
LP:SP	112.01%	112.53%	0.46%
SP:AV	1.70	1.25	-26.28%

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YTD	2024	2025	% Change
# Units Sold	205	210	2.44%
Rate of Ab 3 Mo	1.04	1.22	17.16%
Actives	21	26	24.04%
Under Contracts	34	33	-2.06%

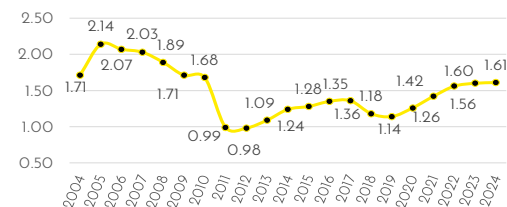
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

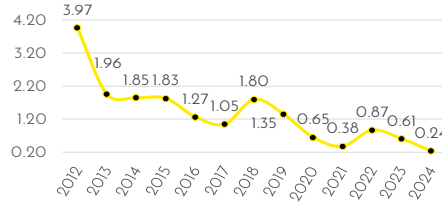


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP \$448K	\$478K	\$550K	\$542K	\$535K	\$491K	\$501K	\$495K	\$477K	\$495K	\$517K	\$537K	\$529K	\$583K	\$600K	\$597K	\$636K	\$694K	\$769K	\$757K	\$851K
SP \$459K	\$495K	\$543K	\$538K	\$521K	\$478K	\$487K	\$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

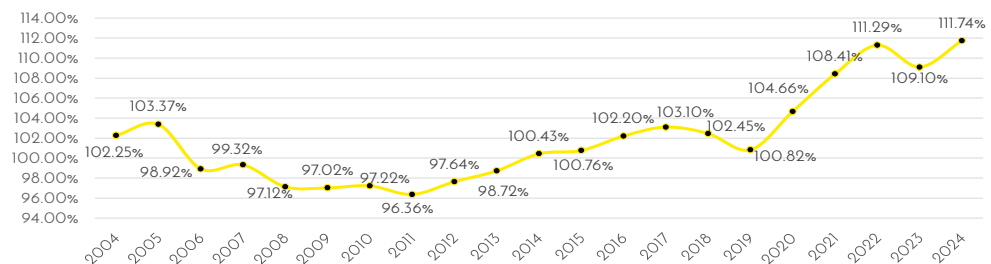


Data only available until 2012

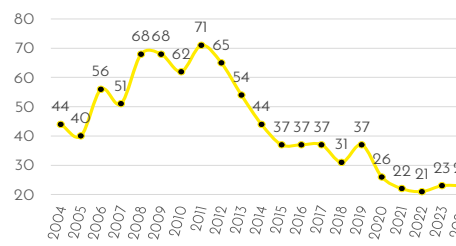
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood Yearly Market Trends

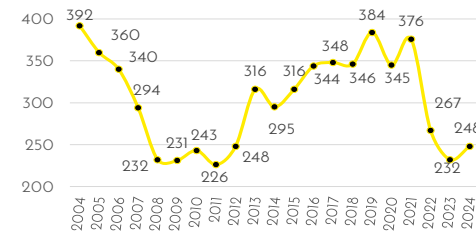
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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