

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

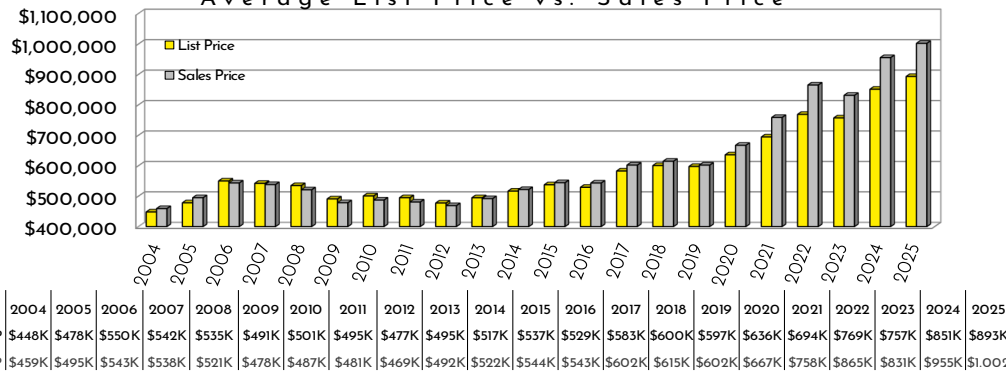
YTD	2025	2026	% Change
DOM	20	24	17.68%
Sales Price	\$1,050,145	\$1,139,657	8.52%
LP:SP	113.19%	110.19%	-2.65%
SP:AV	1.25	1.26	0.23%



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%

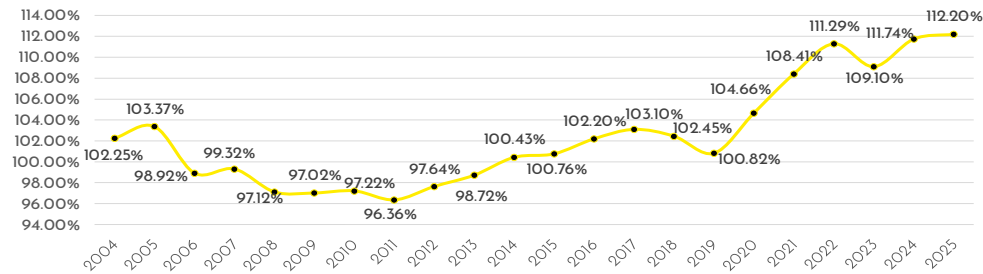
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

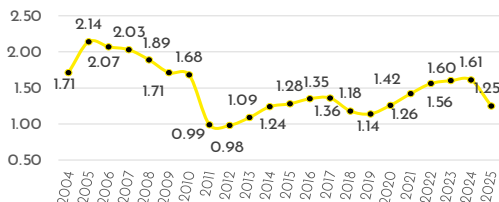


Maplewood Yearly Market Trends

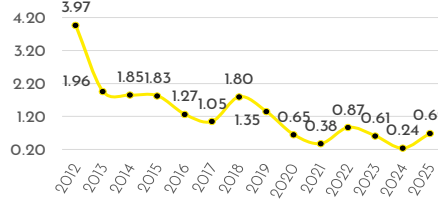
Sales Price to List Price Ratios



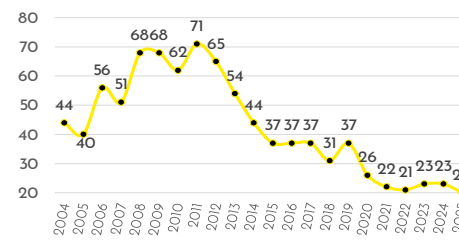
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

