

Maplewood

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40B Meadowbrook Place	OneFloor	1	1.0	57	\$259,000	\$230,000	\$205,000	89.13%	\$182,300	1.12
2	44B Meadowbrook Place	OneFloor	1	1.0	18	\$259,000	\$259,000	\$269,000	103.86%	\$220,900	1.22
3	40A Meadowbrook Place	OneFloor	1	1.0	7	\$255,000	\$255,000	\$280,000	109.80%	\$195,100	1.44
4	192 Burnett Avenue	OneFloor	2	1.0	10	\$365,000	\$365,000	\$407,000	111.51%	\$276,500	1.47
5	58 Essex Avenue	Colonial	2	2.1	12	\$584,900	\$584,900	\$605,000	103.44%	\$599,300	1.01
6	82 Union Avenue	Colonial	3	2.0	2	\$750,000	\$750,000	\$765,000	102.00%	\$632,600	1.21
7	72 Maplewood Avenue	CapeCod	2	1.1	9	\$829,000	\$829,000	\$1,120,000	135.10%	\$660,100	1.70
8	88 Plymouth Avenue	Colonial	3	1.2	8	\$879,000	\$879,000	\$1,180,000	134.24%	\$784,000	1.51
9	25 Burnett Terrace	Colonial	3	1.1	11	\$800,000	\$800,000	\$1,188,000	148.50%	\$781,000	1.52
10	7 Fleming Terrace	Colonial	4	3.1	9	\$1,000,000	\$1,000,000	\$1,323,000	132.30%	\$725,000	1.82
11	26 Kensington Terrace	Colonial	4	2.2	9	\$975,000	\$975,000	\$1,350,000	138.46%	\$949,100	1.42
12	13 Wellesley Road	Tudor	4	4.1	1	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$996,400	1.35
13	6 Colonial Terrace	Colonial	6	2.1	1	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$1,256,000	1.19
14	51-53 Durand Road	Ranch	4	2.1	9	\$1,379,000	\$1,379,000	\$1,709,000	123.93%	\$1,041,300	1.64
15	40 Harvard Avenue	Colonial	6	4.0	13	\$1,595,000	\$1,595,000	\$1,795,000	112.54%	\$1,423,300	1.26
16	18 Kensington Terrace	Colonial	5	3.1	13	\$1,499,000	\$1,499,000	\$1,804,260	120.36%	\$998,400	1.81
17	134 Maplewood Avenue	Colonial	4	2.1	14	\$1,699,000	\$1,699,000	\$1,850,000	108.89%	\$1,343,100	1.38
18	33 Oakview Avenue	Colonial	5	4.1	13	\$1,799,000	\$1,799,000	\$2,250,000	125.07%	\$1,472,900	1.53
19	25 Ridgewood Terrace	Colonial	5	2.1	9	\$1,899,000	\$1,899,000	\$2,275,000	119.80%	\$1,301,600	1.75
AVERAGE					12	\$1,035,574	\$1,034,047	\$1,222,382	116.79%		1.44

"Active" Listings in Maplewood

Number of Units: 23
 Average List Price: \$1,009,552
 Average Days on Market: 22

"Under Contract" Listings in Maplewood

Number of Units: 36
 Average List Price: \$1,111,000
 Average Days on Market: 15

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	12									19
List Price	\$1,009,470	\$775,284	\$1,195,077	\$1,034,047									\$1,033,327
Sales Price	\$1,086,749	\$848,000	\$1,349,611	\$1,222,382									\$1,169,883
SP:LP%	109.81%	106.71%	112.45%	116.79%									112.60%
SP to AV	1.24	1.17	1.12	1.44									1.33
# Units Sold	13	7	13	19									52
3 Mo Rate of Ab	0.67	0.64	1.20	2.08									1.15
Active Listings	13	8	14	23									15
Under Contracts	14	18	24	36									23

Flashback! YTD 2025 vs YTD 2026

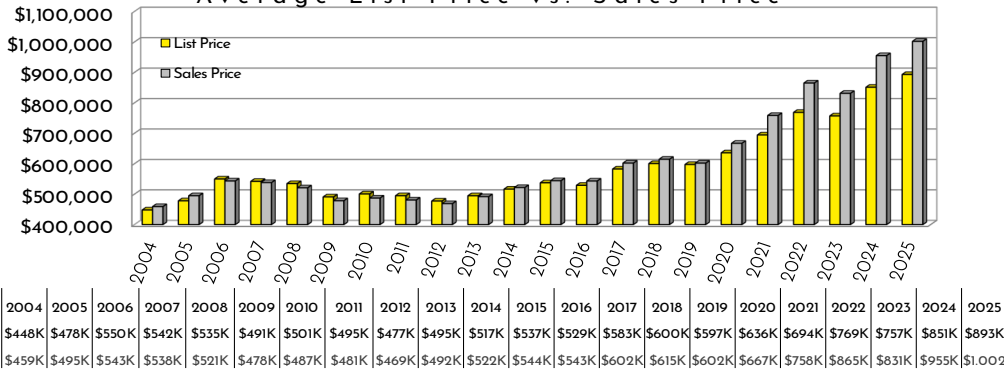
YTD	2025	2026	% Change
DOM	21	19	-6.26%
Sales Price	\$1,016,309	\$1,169,883	15.11%
LP:SP	113.33%	112.60%	-0.64%
SP:AV	1.27	1.33	4.84%



YTD	2025	2026	% Change
# Units Sold	67	52	-22.39%
Rate of Ab 3 Mo	1.34	1.15	-14.37%
Actives	27	15	-45.79%
Under Contracts	30	23	-22.69%

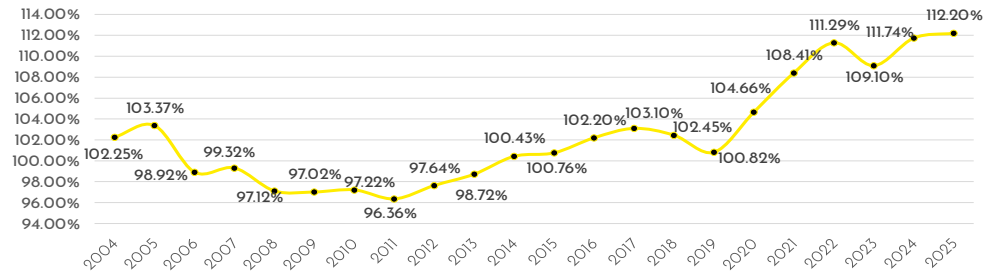
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

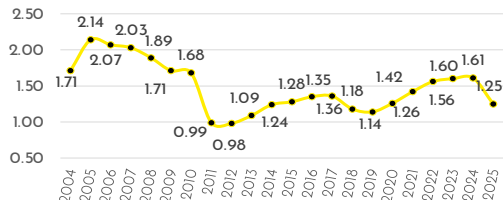


Maplewood Yearly Market Trends

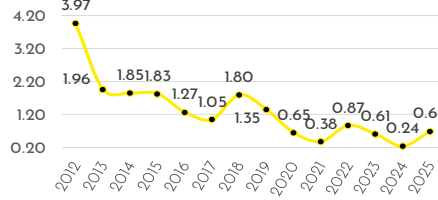
Sales Price to List Price Ratios



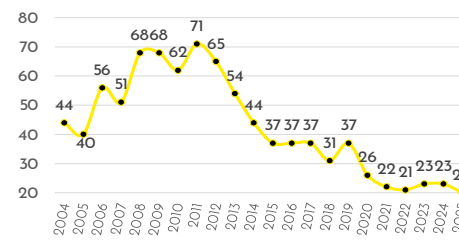
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

