

Maplewood

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	261A Elmwood Avenue	TwnIntUn	2	1.0	20	\$330,000	\$330,000	\$330,000	100.00%	\$228,800	1.44
2	1677 Springfield Avenue U15	OneFloor	2	2.0	48	\$429,000	\$429,000	\$450,000	104.90%	\$343,800	1.31
3	11 Lincoln Place	Colonial	2	2.0	11	\$575,000	\$575,000	\$605,000	105.22%	\$822,800	0.74
4	210 Jacoby Street	Colonial	4	1.1	27	\$649,000	\$649,000	\$676,000	104.16%	\$593,800	1.14
5	725 Prospect Street	CapeCod	3	1.2	17	\$650,000	\$650,000	\$700,000	107.69%	\$664,900	1.05
6	4 Suffolk Avenue	CapeCod	3	2.1	1	\$750,000	\$750,000	\$750,000	100.00%	\$653,500	1.15
7	19 Overlook Terrace	Colonial,	3	1.1	34	\$788,000	\$788,000	\$820,000	104.06%	\$603,200	1.36
8	38 Burroughs Way	Colonial	3	1.1	9	\$789,000	\$789,000	\$999,999	126.74%	\$901,100	1.11
9	18 Burroughs Way	Colonial	6	3.1	64	\$1,149,000	\$1,099,999	\$1,099,999	100.00%	\$1,018,500	1.08
10	42 Courter Avenue	Colonial	4	3.1	23	\$1,200,000	\$1,200,000	\$1,250,000	104.17%	\$1,024,300	1.22
11	19 Manley Terrace	Tudor	4	3.1	15	\$919,900	\$919,900	\$1,345,000	146.21%	Renovated	
12	109 Tuscan Road	Colonial	4	2.2	9	\$975,000	\$975,000	\$1,384,575	142.01%	\$855,800	1.62
13	21 Evergreen Place	Colonial	6	4.1	16	\$1,495,000	\$1,495,000	\$1,460,000	97.66%	\$1,162,100	1.26
14	29 Oakview Avenue	Colonial	5	3.1	11	\$1,379,000	\$1,379,000	\$1,490,000	108.05%	\$1,274,100	1.17
15	493 Richmond Avenue	Colonial	4	3.1	9	\$1,250,000	\$1,250,000	\$1,500,000	120.00%	\$895,900	1.67
16	89 Claremont Avenue	Custom	4	3.2	1	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	\$1,885,300	1.17
17	459 Walton Road	Colonial	7	6.1	1	\$2,600,000	\$2,600,000	\$2,600,000	100.00%	Renovated	
AVERAGE					19	\$1,066,347	\$1,063,465	\$1,156,504	110.05%		1.23

"Active" Listings in Maplewood

Number of Units	27
Average List Price	\$817,103
Average Days on Market	30

"Under Contract" Listings in Maplewood

Number of Units	18
Average List Price	\$915,278
Average Days on Market	22

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	15	12	20	19	19				18
List Price	\$1,009,470	\$775,284	\$1,195,077	\$1,034,047	\$1,067,042	\$1,136,367	\$1,136,681	\$1,091,768	\$1,063,465				\$1,083,307
Sales Price	\$1,086,749	\$848,000	\$1,349,611	\$1,222,382	\$1,281,084	\$1,331,017	\$1,320,579	\$1,238,636	\$1,156,504				\$1,245,325
SP:LP%	109.81%	106.71%	112.45%	116.79%	122.66%	119.59%	118.10%	113.44%	110.05%				115.94%
SP to AV	1.24	1.17	1.12	1.44	1.37	1.40	1.43	1.32	1.23				1.36
# Units Sold	13	7	13	19	24	27	32	22	17				174
3 Mo Rate of Ab	0.67	0.64	1.20	2.08	1.29	1.05	0.64	0.79	1.04				1.04
Active Listings	13	8	14	23	23	19	17	19	27				18
Under Contracts	14	18	24	36	42	45	31	19	18				27

Flashback! YTD 2025 vs YTD 2026

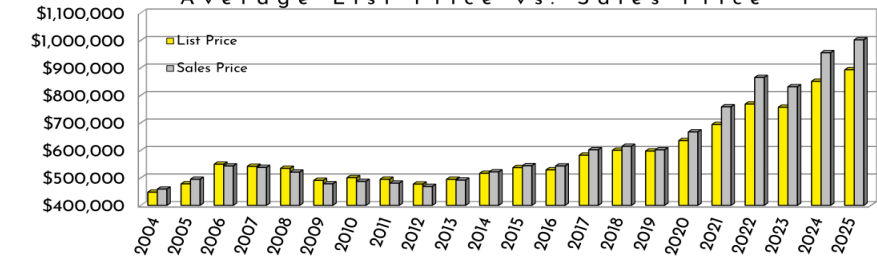
YTD	2025	2026	% Change
DOM	19	18	-5.85%
Sales Price	\$1,024,361	\$1,245,325	21.57%
LP:SP	112.67%	115.94%	2.90%
SP:AV	1.25	1.36	8.70%

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YTD	2025	2026	% Change
# Units Sold	191	174	-8.90%
Rate of Ab 3 Mo	1.23	1.04	-14.78%
Actives	26	18	-31.51%
Under Contracts	33	27	-17.39%

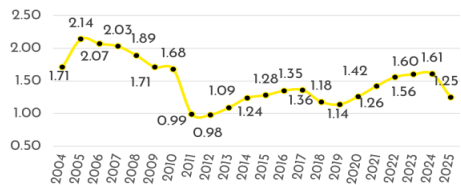
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

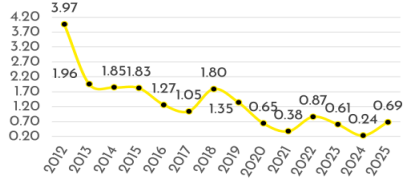


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$448K	\$476K	\$550K	\$542K	\$535K	\$491K	\$501K	\$495K	\$477K	\$495K	\$517K	\$537K	\$529K	\$583K	\$600K	\$597K	\$636K	\$694K	\$769K	\$757K	\$851K	\$893K
SP	\$459K	\$495K	\$543K	\$538K	\$521K	\$478K	\$487K	\$481K	\$469K	\$492K	\$522K	\$544K	\$543K	\$602K	\$615K	\$602K	\$667K	\$758K	\$865K	\$831K	\$955K	\$1,002K

Sales Price to Assessed Value Ratio

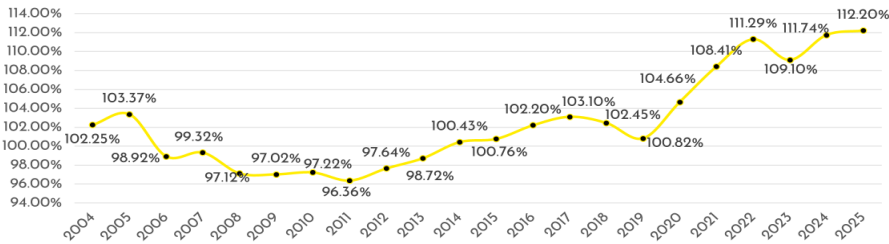


12 Month Rate of Absorption

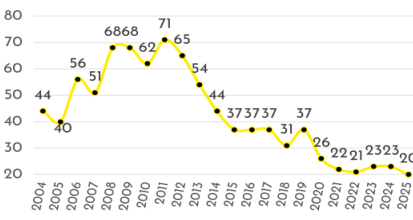


Maplewood Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

