Maplewood

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	283A Elmwood Avenue	TwnIntUn	2	1.0	21	$299,000	$299,000	$347,000	116.05%	$218,900	1.59
2	11 Concord Avenue	Colonial	2	1.1	20	$475,000	$475,000	$510,000	107.37%	$484,800	1.05
3	2 Elsman Terrace	Colonial	3	2.0	13	$550,000	$550,000	$525,000	95.45%	$659,800	0.80
4	30 Menzel Avenue	CapeCod	3	1.1	17	$495,000	$495,000	$530,000	107.07%	$456,400	1.16
5	56 Essex Avenue	Colonial	3	1.0	79	$630,000	$619,000	$610,000	98.55%	$594,100	1.03
6	34 Ohio Street	Ranch	3	2.0	8	$685,000	$685,000	$830,000	121.17%	$533,500	1.56
7	173 Parker Avenue	Colonial	3	2.1	14	$850,000	$850,000	$1,030,000	121.18%	$612,900	1.68
8	98 Midland Boulevard	Colonial	4	2.2	3	$1,200,000	$1,200,000	$1,200,000	100.00%	Renovated	
9	31 Claremont Avenue	Colonial	4	3.2	11	$1,195,000	$1,195,000	$1,250,000	104.60%	$1,157,500	1.08
10	630 Ridgewood Road	Colonial	3	2.1	14	$1,125,000	$1,125,000	$1,300,000	115.56%	Renovated	
11	10 Colgate Road	Colonial	4	2.1	15	$1,175,000	$1,175,000	$1,460,000	124.26%	Renovated	
12	11 New England Road	Tudor	4	3.1	4	$1,550,000	$1,550,000	$1,550,000	100.00%	$1,099,500	1.41
13	41 Crestwood Drive	Colonial	6	3.2	20	$1,825,000	$1,825,000	$1,980,000	108.49%	$1,476,100	1.34
	AVERAGE				18	$927,231	$926,385	$1,009,385	109.21%		1.27

"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

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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			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	$926,385			$1,072,398
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	$1,009,385			$1,228,922
SP:LP%	109.81%	106.71%	112.45%	116.79%	122.66%	119.59%	118.10%	113.44%	110.05%	109.21%			115.47%
SP to AV	1.24	1.17	1.12	1.44	1.37	1.40	1.43	1.32	1.23	1.27			1.35
# Units Sold	13	7	13	19	24	27	32	22	17	13			187
3 Mo Rate of Ab	0.67	0.64	1.20	2.08	1.29	1.05	0.64	0.79	1.04	1.76			1.12
Active Listings	13	8	14	23	23	19	17	19	27	27			19
Under Contracts	14	18	24	36	42	45	31	19	18	18			27

Flashback! YTD 2025 vs YTD 2026

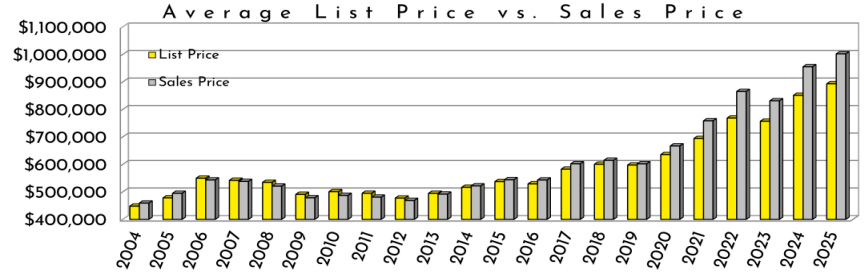
YTD	2025	2026	% Change
DOM	19	18	-9.16%
Sales Price	$1,013,906	$1,228,922	21.21%
LP:SP	112.53%	115.47%	2.62%
SP:AV	1.25	1.35	7.93%

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YTD	2025	2026	% Change
# Units Sold	210	187	-10.95%
Rate of Ab 3 Mo	1.22	1.12	-8.15%
Actives	26	19	-26.36%
Under Contracts	33	27	-20.42%

Maplewood Yearly Market Trends

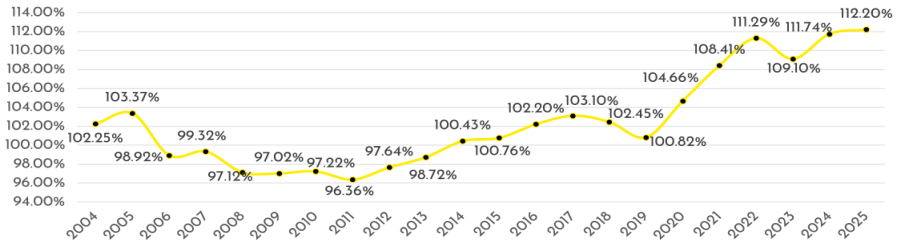
Average List Price vs. Sales Price



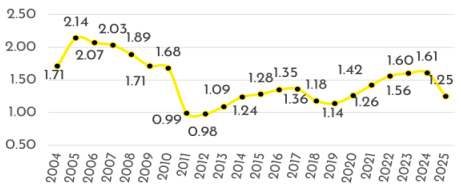
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$448K	$478K	$550K	$542K	$535K	$491K	$501K	$495K	$477K	$495K	$517K	$537K	$529K	$583K	$600K	$597K	$636K	$694K	$769K	$757K	$851K	$893K
SP	$459K	$495K	$543K	$538K	$521K	$478K	$487K	$481K	$469K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

Maplewood Yearly Market Trends

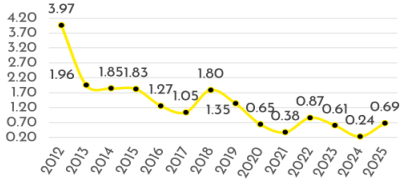
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

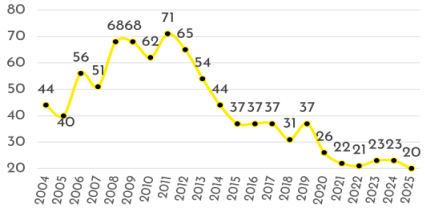


12 Month Rate of Absorption

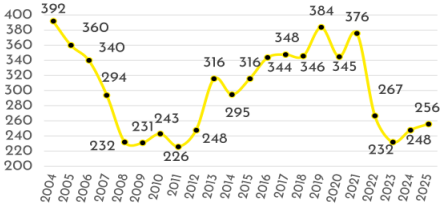


Data only available until 2012

Average Days on Market



Number of Units Sold



Information compiled from GSMLS. Deemed reliable but not guaranteed

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Not intended to solicit a property already listed.