

Maplewood

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Colgate Road	Tudor	5	2.1	136	\$599,000	\$599,000	\$559,528	93.41%	\$805,700	0.69
2	23 44th Street	Colonial	3	2.0	10	\$545,000	\$545,000	\$641,000	117.61%	\$471,800	1.36
3	81 Burnett Avenue	Ranch	2	2.0	8	\$589,000	\$589,000	\$685,000	116.30%	\$539,400	1.27
4	39 Boyden Avenue	Colonial	3	1.1	22	\$599,000	\$599,000	\$850,000	141.90%	\$658,200	1.29
5	12 Kensington Terrace	Colonial	4	1.0	1	\$700,000	\$700,000	\$892,500	127.50%	\$713,400	1.25
6	35 Broadview Avenue	Tudor	3	2.0	9	\$809,000	\$809,000	\$931,500	115.14%	\$718,400	1.30
7	73 Harvard Avenue	Colonial	3	2.1	14	\$725,000	\$725,000	\$999,999	137.93%	\$848,200	1.18
8	21 Broadview Avenue	Tudor	3	1.1	20	\$749,000	\$749,000	\$1,050,716	140.28%	\$718,400	1.46
9	89 Maplewood Avenue	TwnEndUn	3	3.1	1	\$1,060,000	\$1,060,000	\$1,060,000	100.00%	Renovated	
10	5 Northview Terrace	Colonial	3	2.1	10	\$799,000	\$799,000	\$1,105,000	138.30%	\$813,500	1.36
11	4 Rynda Road	Colonial	3	1.1	12	\$815,000	\$815,000	\$1,125,000	138.04%	\$703,400	1.60
12	7 Sunset Terrace	Colonial	4	2.1	9	\$949,000	\$949,000	\$1,229,000	129.50%	\$1,018,000	1.21
13	47 Maplewood Avenue	Colonial	4	1.1	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$869,900	1.44
14	59 Park Avenue	Colonial	4	2.1	9	\$899,000	\$899,000	\$1,252,500	139.32%	\$780,400	1.60
15	5 Essex Road	Colonial	3	3.1	9	\$950,000	\$950,000	\$1,253,000	131.89%	\$975,000	1.29
16	40 Highland Avenue	Colonial	4	1.1	13	\$850,000	\$850,000	\$1,261,000	148.35%	Renovated	
17	33 Highland Avenue	CapeCod	4	4.0	6	\$1,199,000	\$1,199,000	\$1,275,000	106.34%	\$940,900	1.36
18	48 Kendal Avenue	Colonial	4	2.1	9	\$975,000	\$975,000	\$1,350,000	138.46%	\$945,300	1.43
19	10 Maplewood Avenue	Custom	4	3.1	8	\$1,379,000	\$1,379,000	\$1,600,000	116.03%	\$1,047,300	1.53
20	586 Ridgewood Road	Custom	4	3.1	14	\$1,499,000	\$1,499,000	\$1,650,000	110.07%	\$1,264,800	1.30
21	9 Osborne Terrace	Colonial	5	3.1	9	\$1,695,000	\$1,695,000	\$1,825,000	107.67%	\$1,104,400	1.65
22	43 Ridgewood Terrace	Colonial	5	3.1	9	\$1,685,000	\$1,685,000	\$1,956,270	116.10%	\$1,308,800	1.49
23	42 Euclid Avenue	Colonial	5	3.2	13	\$1,795,000	\$1,795,000	\$2,279,000	126.96%	\$1,367,600	1.67
24	108 Maplewood Avenue	Colonial	5	3.2	12	\$2,495,000	\$2,495,000	\$2,665,000	106.81%	\$1,809,300	1.47
AVERAGE					15	\$1,067,042	\$1,067,042	\$1,281,084	122.66%		1.37

"Active" Listings in Maplewood

Number of Units: 23
 Average List Price: \$1,014,900
 Average Days on Market: 28

"Under Contract" Listings in Maplewood

Number of Units: 42
 Average List Price: \$1,107,164
 Average Days on Market: 14

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								18
List Price	\$1,009,470	\$775,284	\$1,195,077	\$1,034,047	\$1,067,042								\$1,043,974
Sales Price	\$1,086,749	\$848,000	\$1,349,611	\$1,222,382	\$1,281,084								\$1,204,999
SP:LP%	109.81%	106.71%	112.45%	116.79%	122.66%								115.78%
SP to AV	1.24	1.17	1.12	1.44	1.37								1.34
# Units Sold	13	7	13	19	24								76
3 Mo Rate of Ab	0.67	0.64	1.20	2.08	1.29								1.18
Active Listings	13	8	14	23	23								16
Under Contracts	14	18	24	36	42								27

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	19	18	-5.75%
Sales Price	\$1,051,398	\$1,204,999	14.61%
LP:SP	113.75%	115.78%	1.78%
SP:AV	1.28	1.34	5.20%

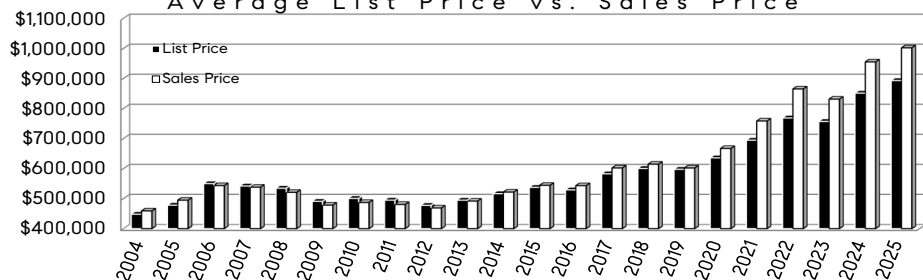


ALLISON ZIEFERT
REAL ESTATE GROUP

YTD	2025	2026	% Change
# Units Sold	95	76	-20.00%
Rate of Ab 3 Mo	1.39	1.18	-15.40%
Actives	28	16	-41.73%
Under Contracts	33	27	-19.76%

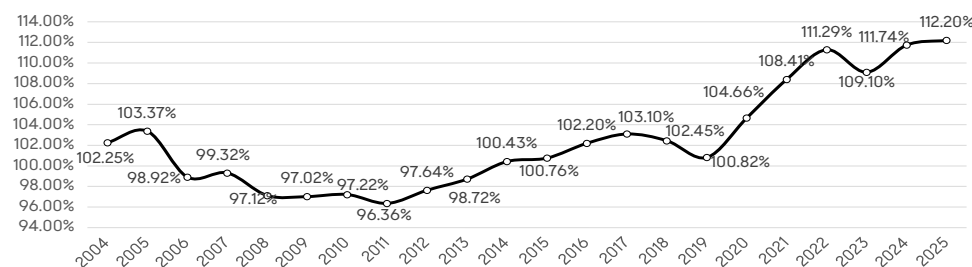
Maplewood Yearly Market Trends

Average List Price vs. Sales Price



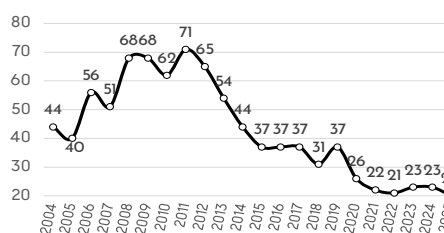
Maplewood Yearly Market Trends

Sales Price to List Price Ratios

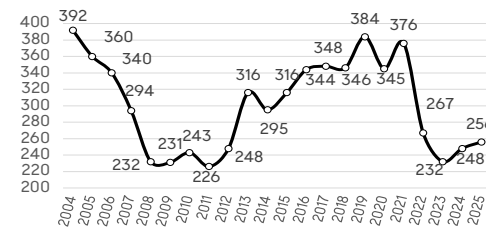


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$448K	\$478K	\$550K	\$542K	\$535K	\$491K	\$501K	\$495K	\$477K	\$495K	\$517K	\$537K	\$529K	\$583K	\$600K	\$597K	\$636K	\$694K	\$769K	\$757K	\$851K	\$893K
SP	\$459K	\$495K	\$543K	\$538K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

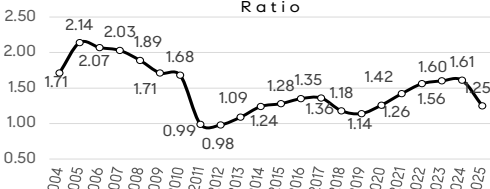
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

