

Maplewood

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	192 Burnett Avenue U1	OneFloor	2	2.0	35	\$364,900	\$364,900	\$357,000	97.84%	Condo	
2	616 S Orange Avenue 4E	HighRise	2	2.0	8	\$550,000	\$550,000	\$565,000	102.73%	\$496,200	1.14
3	64 Fernwood Road	Colonial	3	2.0	17	\$599,000	\$599,000	\$575,000	95.99%	\$643,400	0.89
4	22 Princeton Street	Colonial	2	1.1	36	\$600,000	\$600,000	\$685,000	114.17%	\$546,800	1.25
5	9 Fernwood Road	Colonial	3	2.1	9	\$685,000	\$685,000	\$900,000	131.39%	\$596,800	1.51
6	157 Parker Avenue	Colonial	3	1.1	15	\$795,000	\$795,000	\$920,000	115.72%	\$764,700	1.20
7	24 Overlook Terrace	Colonial	4	4.0	9	\$899,999	\$899,999	\$995,000	110.56%	\$747,300	1.33
8	97 Boyden Avenue	Colonial	3	1.1	9	\$749,000	\$749,000	\$999,999	133.51%	\$670,200	1.49
9	136 Union Avenue	Colonial	4	2.1	9	\$850,000	\$850,000	\$1,030,000	121.18%	\$808,700	1.27
10	173 Garfield Place	Colonial	3	1.1	11	\$749,000	\$749,000	\$1,060,000	141.52%	\$677,900	1.56
11	552 Summit Avenue	Colonial	3	2.0	13	\$775,000	\$775,000	\$1,115,000	143.87%	\$781,800	1.43
12	32 Yale Street	SplitLev	4	2.1	9	\$869,000	\$869,000	\$1,150,000	132.34%	\$885,000	1.30
13	110 Sherman Place	Victrian	4	2.2	9	\$969,000	\$969,000	\$1,194,941	123.32%	\$906,200	1.32
14	1 Edgewood Place	Colonial	3	2.0	9	\$825,000	\$825,000	\$1,200,000	145.45%	\$747,000	1.61
15	190 Garfield Place	Tudor	4	3.1	7	\$999,000	\$999,000	\$1,250,000	125.13%	\$865,500	1.44
16	10 Harvard Avenue	Tudor	3	2.1	7	\$899,000	\$899,000	\$1,278,000	142.16%	\$876,000	1.46
17	22 Broadview Avenue	Colonial	4	2.1	8	\$950,000	\$950,000	\$1,305,000	137.37%	\$848,100	1.54
18	448 Ridgewood Road	Colonial	4	3.1	8	\$1,150,000	\$1,150,000	\$1,350,000	117.39%	\$1,080,600	1.25
19	20 Euclid Avenue	Colonial	5	2.1	14	\$1,385,000	\$1,385,000	\$1,420,020	102.53%	\$1,266,800	1.12
20	5 North Terrace	Colonial	5	2.1	10	\$1,275,000	\$1,275,000	\$1,700,103	133.34%	Renovated	

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21	26 Mountain Avenue	Colonial	4	4.1	9	\$1,550,000	\$1,550,000	\$1,751,611	113.01%	\$1,278,200	1.37
22	108 Durand Road	Colonial	4	3.1	19	\$1,679,000	\$1,679,000	\$1,867,773	111.24%	\$1,279,900	1.46
23	616 S Orange Avenue 4E	OneFloor	3	3.1	27	\$1,900,000	\$1,900,000	\$1,955,000	102.89%	\$1,164,300	1.68
24	39 Oakview Avenue	Colonial	6	4.1	7	\$1,995,000	\$1,995,000	\$1,995,000	100.00%	\$1,379,500	1.45
25	9 Warner Road	Colonial	6	3.2	9	\$1,825,000	\$1,825,000	\$2,260,000	123.84%	\$1,510,300	1.50
26	40 Oakview Avenue	Colonial	5	3.2	1	\$2,300,000	\$2,300,000	\$2,300,000	100.00%	\$1,372,600	1.68
27	9 Quentin Court	Colonial	6	3.1	9	\$2,495,000	\$2,495,000	\$2,758,000	110.54%	\$1,472,300	1.87
AVERAGE					12	\$1,136,367	\$1,136,367	\$1,331,017	119.59%		1.40

"Active" Listings in Maplewood

Number of Units: 19
Average List Price: \$794,374
Average Days on Market: 33

"Under Contract" Listings in Maplewood

Number of Units: 45
Average List Price: \$1,1440,042
Average Days on Market: 21

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							17
List Price	\$1,009,470	\$775,284	\$1,195,077	\$1,034,047	\$1,067,042	\$1,136,367							\$1,068,193
Sales Price	\$1,086,749	\$848,000	\$1,349,611	\$1,222,382	\$1,281,084	\$1,331,017							\$1,238,033
SP:LP%	109.81%	106.71%	112.45%	116.79%	122.66%	119.59%							116.78%
SP to AV	1.24	1.17	1.12	1.44	1.37	1.40							1.36
# Units Sold	13	7	13	19	24	27							103
3 Mo Rate of Ab	0.67	0.64	1.20	2.08	1.29	1.05							1.16
Active Listings	13	8	14	23	23	19							17
Under Contracts	14	18	24	36	42	45							30

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	19	17	-10.50%
Sales Price	\$1,051,656	\$1,238,033	17.72%
LP:SP	113.94%	116.78%	2.49%
SP:AV	1.27	1.36	7.09%

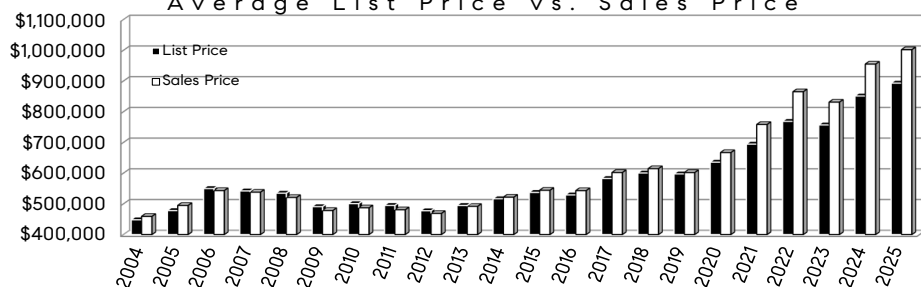


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YTD	2025	2026	% Change
# Units Sold	119	103	-13.45%
Rate of Ab 3 Mo	1.37	1.16	-15.59%
Actives	28	17	-40.48%
Under Contracts	35	30	-13.94%

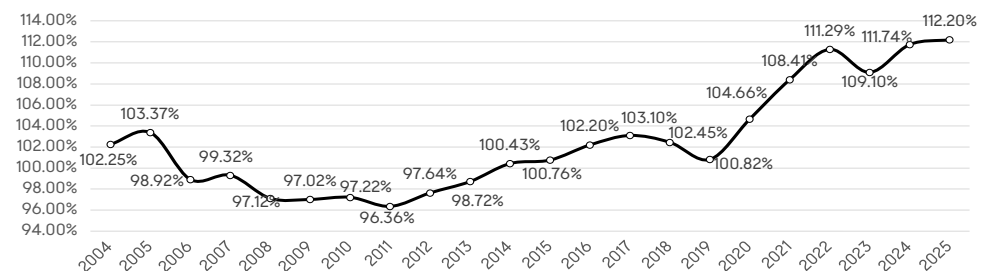
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

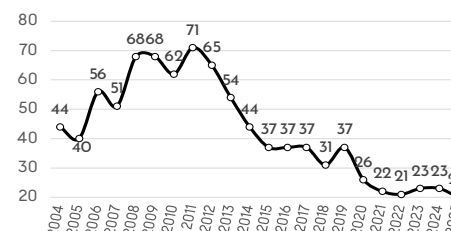


Maplewood Yearly Market Trends

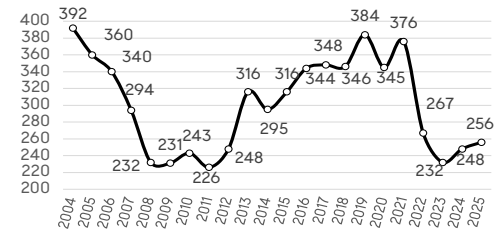
Sales Price to List Price Ratios



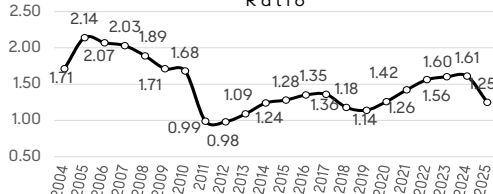
Average Days on Market



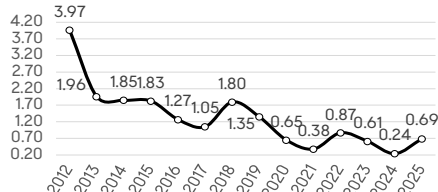
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.