

Maplewood

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	128B Boyden Avenue	TwnIntUn	2	1.0	13	\$330,000	\$330,000	\$335,000	101.52%	\$209,500	1.60
2	465-73 Valley Street U2E	OneFloor	2	2.0	1	\$400,000	\$400,000	\$420,000	105.00%	\$321,100	1.31
3	18 Hilton Avenue	Colonial	4	1.1	14	\$599,900	\$599,900	\$604,000	100.68%	\$487,600	1.24
4	39 Jefferson Avenue	Colonial	4	2.0	1	\$805,000	\$805,000	\$805,000	100.00%	\$786,400	1.02
5	400 Elmwood Avenue	Colonial	4	2.1	16	\$825,000	\$825,000	\$950,000	115.15%	\$747,000	1.27
6	23 Broadview Avenue	Detached	3	1.1	16	\$849,900	\$849,900	\$968,000	113.90%	\$798,800	1.21
7	154 Garfield Place	Colonial	4	2.1	8	\$825,000	\$825,000	\$999,999	121.21%	\$813,700	1.23
8	89 Maplewood Avenue	TwnEndUn	3	3.1	42	\$1,060,000	\$1,060,000	\$1,060,000	100.00%	\$612,000	1.73
9	32 Rutgers Street	Colonial	3	1.1	9	\$825,000	\$825,000	\$1,125,000	136.36%	\$845,100	1.33
10	58 Plymouth Avenue	Colonial	3	2.0	10	\$869,999	\$869,999	\$1,130,000	129.89%	\$858,800	1.32
11	15 Rynda Road	Colonial	4	2.1	16	\$849,000	\$849,000	\$1,135,000	133.69%	\$800,300	1.42
12	43 Burr Road	Tudor	4	2.1	18	\$949,000	\$949,000	\$1,150,000	121.18%	\$883,900	1.30
13	15 Bowdoin Street	Colonial	5	2.1	9	\$969,000	\$969,000	\$1,166,520	120.38%	\$858,000	1.36
14	108 Oakview Avenue	Colonial	4	2.1	14	\$889,000	\$889,000	\$1,192,500	134.14%	\$896,300	1.33
15	7 Alden Place	Colonial	3	2.0	10	\$799,000	\$799,000	\$1,200,000	150.19%	\$777,300	1.54
16	43 Parker Avenue	Colonial	4	2.0	28	\$1,179,000	\$999,000	\$1,210,000	121.12%	\$1,014,900	1.19
17	6 North Terrace	Colonial	4	2.1	11	\$899,000	\$899,000	\$1,213,000	134.93%	\$856,800	1.42
18	82 Oakland Road	Colonial	4	3.1	10	\$969,000	\$969,000	\$1,351,000	139.42%	\$927,300	1.46
19	497 Prospect Street	Tudor	4	2.1	11	\$1,200,000	\$1,200,000	\$1,385,000	115.42%	\$869,200	1.59
20	53 Bowdoin Street	Colonial	5	2.2	10	\$1,195,000	\$1,195,000	\$1,455,000	121.76%	\$1,063,900	1.37

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21	5 Fairview Terrace	Tudor	4	3.0	10	\$1,249,000	\$1,249,000	\$1,550,000	124.10%	\$1,206,100	1.29
22	36 Salter Place	Colonial	4	2.1	9	\$1,150,000	\$1,150,000	\$1,589,500	138.22%	\$964,600	1.65
23	39 Kendal Avenue	Colonial	4	2.1	8	\$1,299,000	\$1,299,000	\$1,605,000	123.56%	\$1,063,200	1.51
24	283 Wyoming Avenue	Colonial	5	3.1	31	\$1,799,000	\$1,799,000	\$1,650,000	91.72%	\$1,336,800	1.23
25	15 North Terrace	Colonial	5	3.2	13	\$1,350,000	\$1,350,000	\$1,675,000	124.07%	\$959,100	1.75
26	11 Kendal Avenue	Colonial	5	3.1	9	\$1,299,000	\$1,299,000	\$1,740,000	133.95%	\$1,153,000	1.51
27	108 Baker Street	Colonial	5	3.2	8	\$1,799,000	\$1,799,000	\$1,799,000	100.00%	\$875,700	2.05
28	105 Durand Road	Colonial	4	2.1	10	\$1,550,000	\$1,550,000	\$1,800,000	116.13%	\$1,188,100	1.52
29	432 Walton Road	Colonial	5	3.2	229	\$2,400,000	\$1,999,000	\$1,900,000	95.05%	\$1,309,700	1.45
30	16 Oakview Avenue	Colonial	5	4.1	18	\$1,899,000	\$1,899,000	\$1,910,000	100.58%	\$1,344,100	1.42
31	12 Claremont Avenue	Victrian	6	3.2	14	\$1,899,000	\$1,899,000	\$1,975,000	104.00%	\$1,403,300	1.41
32	27 Maple Terrace	Colonial	5	3.2	9	\$1,975,000	\$1,975,000	\$2,210,000	111.90%	\$1,394,700	1.58
AVERAGE					20	\$1,154,837	\$1,136,681	\$1,320,579	118.10%		1.43

"Active" Listings in Maplewood

Number of Units: 17
Average List Price: \$749,712
Average Days on Market: 40

"Under Contract" Listings in Maplewood

Number of Units: 31
Average List Price: \$980,190
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						17
List Price	\$1,009,470	\$775,284	\$1,195,077	\$1,034,047	\$1,067,042	\$1,136,367	\$1,136,681						\$1,084,427
Sales Price	\$1,086,749	\$848,000	\$1,349,611	\$1,222,382	\$1,281,084	\$1,331,017	\$1,320,579						\$1,257,599
SP:LP%	109.81%	106.71%	112.45%	116.79%	122.66%	119.59%	118.10%						117.09%
SP to AV	1.24	1.17	1.12	1.44	1.37	1.40	1.43						1.38
# Units Sold	13	7	13	19	24	27	32						135
3 Mo Rate of Ab	0.67	0.64	1.20	2.08	1.29	1.05	0.64						1.08
Active Listings	13	8	14	23	23	19	17						17
Under Contracts	14	18	24	36	42	45	31						30

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	18	17	-3.47%
Sales Price	\$1,015,725	\$1,257,599	23.81%
LP:SP	113.38%	117.09%	3.28%
SP:AV	1.25	1.38	9.64%

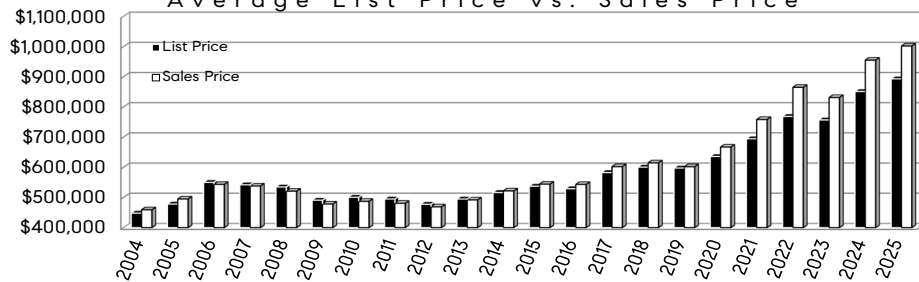


ALLISON ZIEFERT
REAL ESTATE GROUP

YTD	2025	2026	% Change
# Units Sold	151	135	-10.60%
Rate of Ab 3 Mo	1.30	1.08	-16.54%
Actives	27	17	-37.77%
Under Contracts	35	30	-13.58%

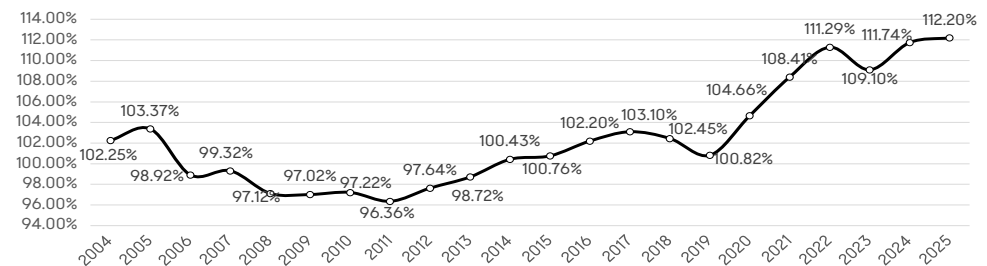
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

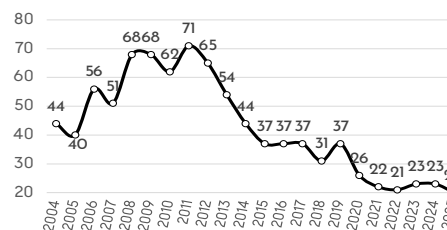


Maplewood Yearly Market Trends

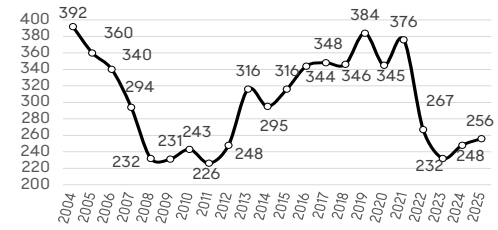
Sales Price to List Price Ratios



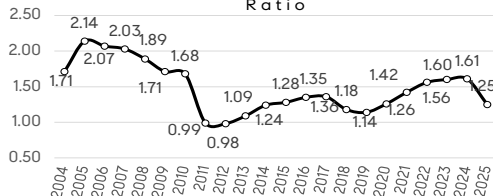
Average Days on Market



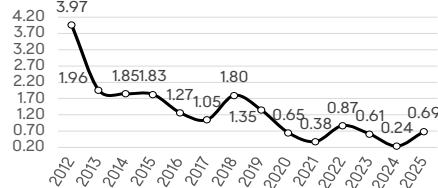
Number of Units Sold



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.