

Maplewood

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	293A Elmwood Avenue	OneFloor	1	1.0	107	\$299,900	\$289,900	\$283,000	97.62%	\$162,300	1.74
2	465-73 Valley Street Unit 3C	OneFloor	1	1.0	13	\$289,000	\$289,000	\$289,000	100.00%	\$210,300	1.37
3	85 Jacoby Street	CapeCod	3	3.0	35	\$575,000	\$575,000	\$615,000	106.96%	\$555,900	1.11
4	56 Woodside Road	Colonial	3	2.1	16	\$649,000	\$649,000	\$680,000	104.78%	\$567,800	1.20
5	658 Ridgewood Road U1	TwndEndUn	3	2.1	19	\$620,000	\$620,000	\$705,000	113.71%	\$677,400	1.04
6	3 Northview Terrace	Colonial	3	1.1	10	\$799,000	\$799,000	\$767,000	95.99%	\$653,200	1.17
7	9 Amherst Court	Colonial	3	1.1	8	\$789,000	\$789,000	\$867,000	109.89%	\$807,300	1.07
8	28 Rutgers Street	Colonial	4	1.1	13	\$799,000	\$799,000	\$950,000	118.90%	\$782,200	1.21
9	14 Evergreen Place	Colonial	4	2.0	8	\$899,000	\$899,000	\$1,061,200	118.04%	\$950,600	1.12
10	65 Tuscan Road	Colonial	3	2.0	13	\$815,000	\$815,000	\$1,115,000	136.81%	\$813,900	1.37
11	61 Burnett Terrace	Colonial	3	2.1	16	\$899,000	\$899,000	\$1,127,000	125.36%	\$957,900	1.18
12	275 Wyoming Avenue	SplitLev	4	3.0	9	\$1,075,000	\$1,075,000	\$1,165,000	108.37%	\$913,000	1.28
13	447-449 Elmwood Avenue	Colonial	4	2.0	9	\$989,000	\$989,000	\$1,335,150	135.00%	\$790,700	1.69
14	40 Collinwood Road	Colonial	5	2.0	8	\$1,089,000	\$1,089,000	\$1,435,119	131.78%	\$1,089,200	1.32
15	20 Highland Place	Victrian	4	2.1	17	\$1,550,000	\$1,550,000	\$1,600,000	103.23%	\$1,165,900	1.37
16	36 Kendal Avenue	Colonial	4	3.2	8	\$1,249,000	\$1,249,000	\$1,602,114	128.27%	\$1,080,000	1.48
17	116 Wyoming Avenue	Colonial	6	3.1	29	\$1,649,000	\$1,649,000	\$1,612,500	97.79%	\$1,702,800	0.95
18	411 Walton Road	Colonial	5	3.2	32	\$1,750,000	\$1,600,000	\$1,650,000	103.13%	\$1,187,100	1.39
19	4 Kermit Road	Colonial	5	3.2	9	\$1,350,000	\$1,350,000	\$1,658,000	122.81%	\$1,226,000	1.35
20	35 Durand Road	Colonial	4	3.2	8	\$1,795,000	\$1,795,000	\$2,200,000	122.56%	\$1,381,400	1.59
21	9 Beach Place	Colonial	5	3.1	7	\$2,275,000	\$2,275,000	\$2,232,899	98.15%	\$1,471,700	1.52
22	416 Walton Road	Colonial	5	3.2	14	\$1,975,000	\$1,975,000	\$2,300,000	116.46%	\$1,496,700	1.54
AVERAGE					19	\$1,099,041	\$1,091,768	\$1,238,636	113.44%		1.32

"Active" Listings in Maplewood

Number of Units: 19
Average List Price: \$703,011
Average Days on Market: 37

"Under Contract" Listings in Maplewood

Number of Units: 19
Average List Price: \$850,153
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	20	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					\$1,085,456
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					\$1,254,942
SP:LP%	109.81%	106.71%	112.45%	116.79%	122.66%	119.59%	118.10%	113.44%					116.58%
SP to AV	1.24	1.17	1.12	1.44	1.37	1.40	1.43	1.32					1.37
# Units Sold	13	7	13	19	24	27	32	22					157
3 Mo Rate of Ab	0.67	0.64	1.20	2.08	1.29	1.05	0.64	0.79					1.05
Active Listings	13	8	14	23	23	19	17	19					17
Under Contracts	14	18	24	36	42	45	31	19					29

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	18	18	0.00%
Sales Price	\$1,015,173	\$1,254,942	23.62%
LP:SP	112.67%	116.58%	3.47%
SP:AV	1.25	1.37	9.24%

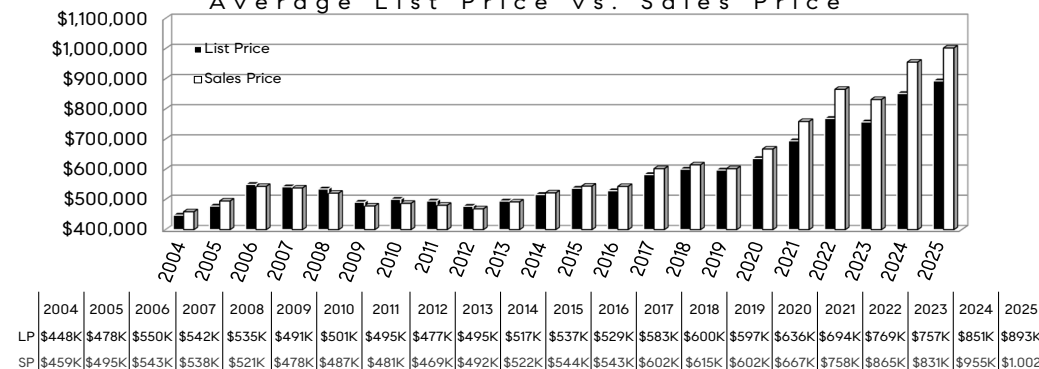


ALLISON ZIEFERT
REAL ESTATE GROUP

YTD	2025	2026	% Change
# Units Sold	174	157	-9.77%
Rate of Ab 3 Mo	1.25	1.05	-16.06%
Actives	27	17	-36.45%
Under Contracts	34	29	-14.87%

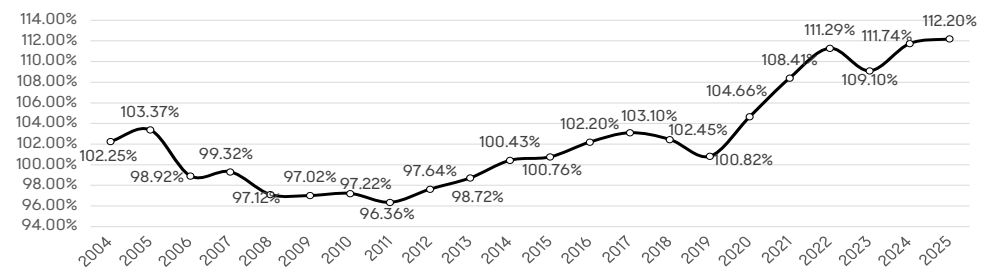
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

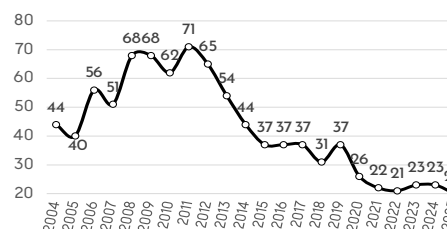


Maplewood Yearly Market Trends

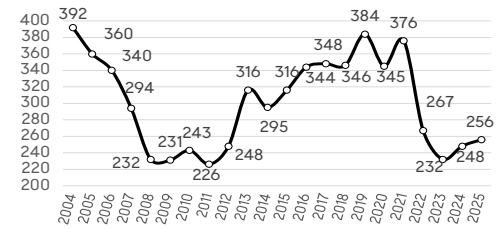
Sales Price to List Price Ratios



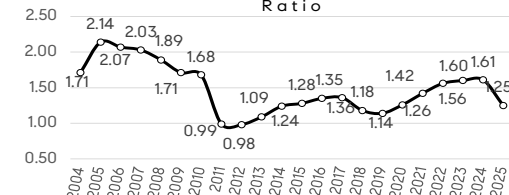
Average Days on Market



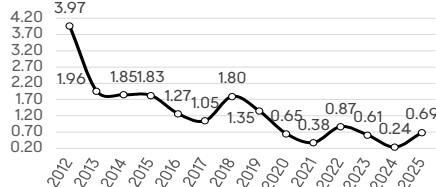
Number of Units Sold



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.