

# Maplewood

## February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	95 Franklin Avenue	Colonial	3	1.1	10	\$599,000	\$599,000	\$585,000	97.66%	\$513,100	1.14
2	61 Hughes Street	Colonial	4	2.1	14	\$679,900	\$679,900	\$670,000	98.54%	\$466,800	1.44
3	19 Orchard Road	Colonial	3	1.1	63	\$699,000	\$699,000	\$709,000	101.43%	\$396,500	1.79
4	616 South Orange Avenue	HighRise	2	2.1	49	\$749,000	\$749,000	\$739,000	98.66%	\$617,900	1.20
5	61 Plymouth Avenue	Colonial	3	1.1	10	\$825,000	\$825,000	\$915,000	110.91%	\$871,900	1.05
6	3 Mountain Avenue	Colonial	5	3.0	9	\$895,000	\$895,000	\$1,075,000	120.11%	\$1,053,100	1.02
7	10 Colgate Road	Colonial	4	2.1	8	\$1,075,000	\$1,075,000	\$1,252,000	116.47%	\$906,300	1.38
8	27 Saint Lawrence Avenue	Colonial	5	4.1	13	\$1,500,000	\$1,500,000	\$1,475,000	98.33%	\$1,410,200	1.05
9	3 Colonial Terrace	Colonial	4	4.1	10	\$1,295,000	\$1,295,000	\$1,500,000	115.83%	\$976,500	1.54
10	56 Pierson Road	Colonial	4	3.1	14	\$1,550,000	\$1,550,000	\$1,700,000	109.68%	Renovated	
11	601 Ridgewood Road	Colonial	9	5.3	72	\$1,900,000	\$1,900,000	\$1,855,000	97.63%	\$1,907,500	0.97
<b>AVERAGE</b>					25	\$1,069,718	\$1,069,718	\$1,134,091	105.93%		1.26

### "Active" Listings in Maplewood

Number of Units: 21  
 Average List Price: \$1,091,048  
 Average Days on Market: 35

### "Under Contract" Listings in Maplewood

Number of Units: 27  
 Average List Price: \$855,514  
 Average Days on Market: 13

# Maplewood 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	25											28
List Price	\$854,706	\$1,069,718											\$939,175
Sales Price	\$926,061	\$1,134,091											\$1,007,787
SP:LP%	107.09%	105.93%											106.63%
SP to AV	1.19	1.26											1.22
# Units Sold	17	11											28
3 Mo Rate of Ab	0.80	1.30											1.05
Active Listings	14	21											18
Under Contracts	18	27											23

## Flashback! YTD 2024 vs YTD 2025

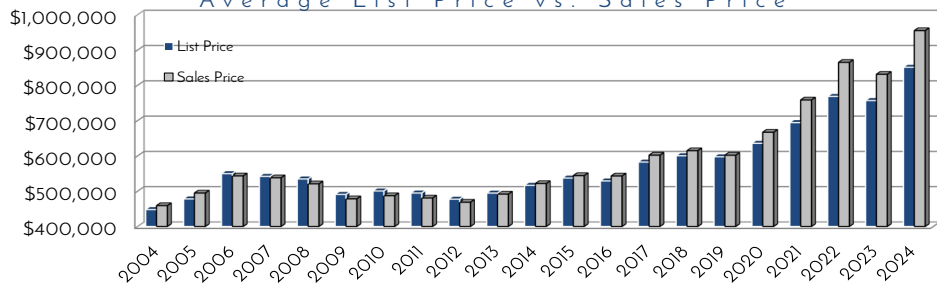
YTD	2024	2025	% Change
DOM	36	28	-22.65%
Sales Price	\$814,841	\$1,007,787	23.68%
LP:SP	108.42%	106.63%	-1.65%
SP:AV	1.62	1.22	-25.08%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	30	28	-6.67%
Rate of Ab 3 Mo	0.94	1.05	11.70%
Actives	15	18	20.69%
Under Contracts	27	23	-16.67%

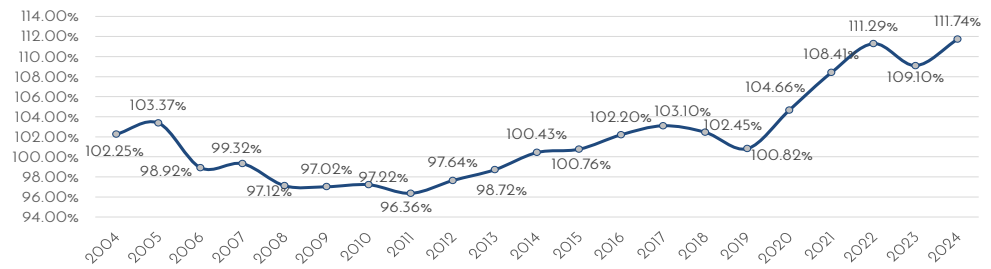
## Maplewood Yearly Market Trends

Average List Price vs. Sales Price



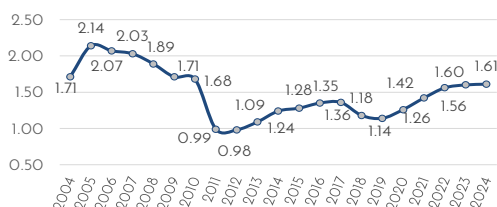
## Maplewood Yearly Market Trends

Sales Price to List Price Ratios

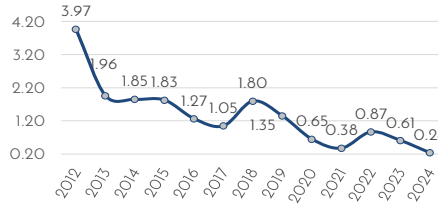


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$448K	\$478K	\$550K	\$542K	\$535K	\$491K	\$501K	\$495K	\$477K	\$495K	\$517K	\$537K	\$529K	\$583K	\$600K	\$597K	\$636K	\$694K	\$769K	\$757K	\$814,841
SP	\$459K	\$495K	\$543K	\$538K	\$521K	\$478K	\$487K	\$481K	\$469K	\$492K	\$522K	\$544K	\$543K	\$602K	\$615K	\$602K	\$667K	\$758K	\$865K	\$831K	\$955K

Sales Price to Assessed Value Ratio

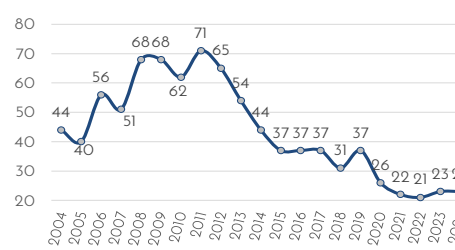


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

