

Maplewood

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	128-B Boyden Avenue	TwnIntUn	2	1.0	28	\$199,991	\$199,991	\$200,000	100.00%	\$209,500	0.95
2	27 Tuscan Street	CapeCod	2	1.0	24	\$390,000	\$390,000	\$350,000	89.74%	\$378,900	0.92
3	630 Ridgewood Road	Colonial	3	2.0	62	\$799,000	\$729,000	\$700,000	96.02%	\$803,700	0.87
4	66 Hughes Street	MultiFlr	3	3.0	30	\$712,000	\$702,000	\$702,000	100.00%	\$541,500	1.30
5	530 Prospect Street	Bi-Level	4	2.1	13	\$798,000	\$798,000	\$950,000	119.05%	\$804,100	1.18
6	47 Oakland Road	Colonial	4	2.1	11	\$959,000	\$959,000	\$1,333,000	139.00%	\$896,500	1.49
7	168 Wyoming Avenue	Colonial	6	3.2	12	\$1,649,000	\$1,649,000	\$1,701,000	103.15%	\$1,172,500	1.45
AVERAGE					26	\$786,713	\$775,284	\$848,000	106.71%		1.17

"Active" Listings in Maplewood

Number of Units: 8
 Average List Price: \$714,738
 Average Days on Market: 45

"Under Contract" Listings in Maplewood

Number of Units: 18
 Average List Price: \$1,215,278
 Average Days on Market: 19

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											25
List Price	\$1,009,470	\$775,284											\$927,505
Sales Price	\$1,086,749	\$848,000											\$1,003,187
SP:LP%	109.81%	106.71%											108.73%
SP to AV	1.24	1.17											1.21
# Units Sold	13	7											20
3 Mo Rate of Ab	0.67	0.64											0.66
Active Listings	13	8											11
Under Contracts	14	18											16

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	28	25	-9.21%
Sales Price	\$1,007,787	\$1,003,187	-0.46%
LP:SP	106.63%	108.73%	1.96%
SP:AV	1.22	1.21	-0.27%

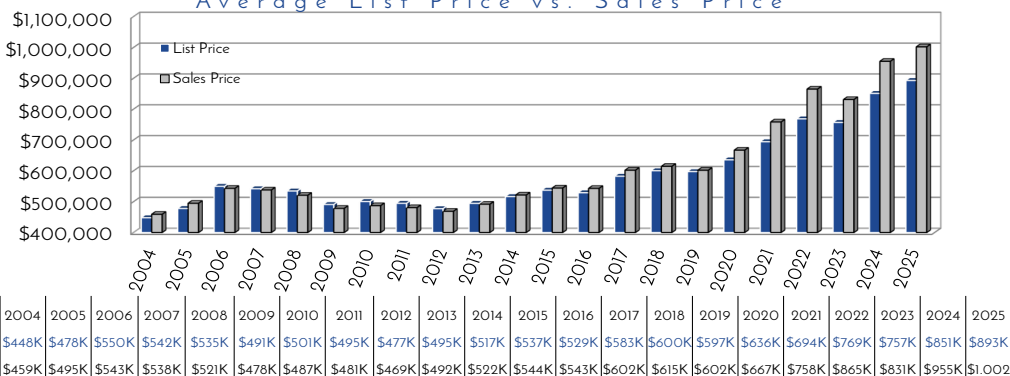
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	17	20	17.65%
Rate of Ab 3 Mo	1.05	0.66	-37.62%
Actives	18	11	-40.00%
Under Contracts	23	16	-28.89%

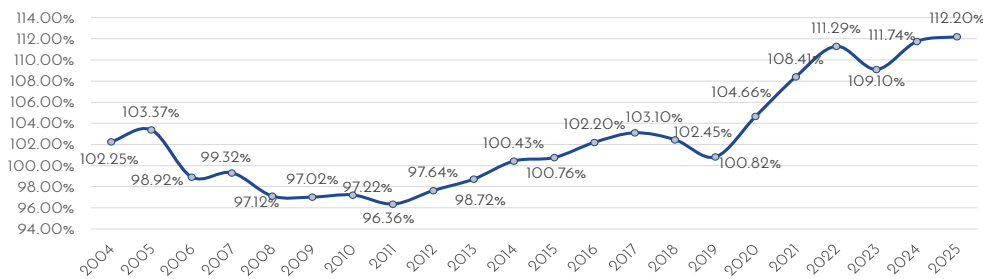
Maplewood Yearly Market Trends

Average List Price vs. Sales Price

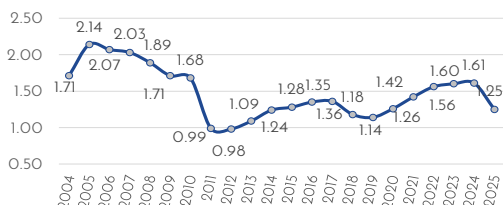


Maplewood Yearly Market Trends

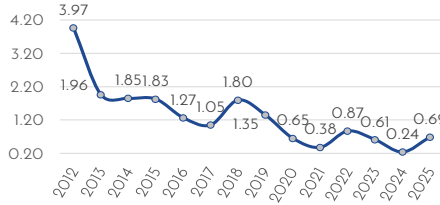
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

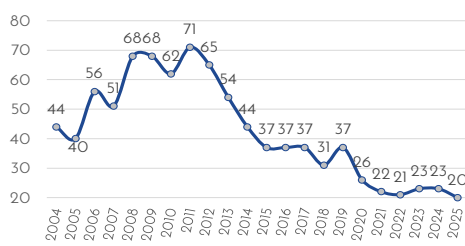


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

