

MAPLEWOOD June 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Maplewood, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
151 Lexington Ave	\$269,000	\$249,000	\$249,000	84	3	2	Cottage
58 Hilton Ave	\$289,900	\$264,900	\$266,000	173	3	1.1	Colonial
168 Burnett Ave	\$309,900	\$265,000	\$240,000	290	3	2.1	Colonial
28 Wellesley St	\$275,000	\$275,000	\$287,000	11	3	1	Colonial
435 Walton Road	\$434,000	\$434,000	\$441,000	41	4	2.1	Colonial
35 Norfolk Ave	\$475,000	\$475,000	\$487,000	8	3	1.1	Colonial
15 Franklin Pl	\$479,000	\$479,000	\$450,000	13	4	1.1	Colonial
146 Oakview Ave	\$500,000	\$500,000	\$505,000	29	4	2	Colonial
22 Plymouth Ave	\$559,000	\$559,000	\$549,000	21	4	2.1	Colonial
105 Tuscan Road	\$619,000	\$585,000	\$540,000	36	4	2.1	Colonial
475 Elmwood Ave	\$595,000	\$595,000	\$610,000	11	5	1.1	Victrian
29 Maplewood Ave	\$619,000	\$619,000	\$670,000	8	5	2	CapeCod
46 Headley Pl	\$630,000	\$630,000	\$637,100	18	5	3.1	Colonial
62 Bowdoin St	\$679,000	\$649,000	\$625,000	109	4	3	Colonial
460 Richmond Ave	\$699,000	\$699,000	\$690,000	14	5	3.1	Colonial
29 North Cres	\$735,000	\$735,000	\$725,000	0	5	2.2	Colonial
76 Durand Rd.	\$739,000	\$739,000	\$688,000	109	3	1.2	Colonial
8 Crestwood Dr	\$749,900	\$749,900	\$750,000	9	5	3.1	Tudor
35 Curtis Pl	\$799,995	\$799,995	\$775,000	7	4	2.2	Colonial
108 Wyoming Ave	\$895,000	\$895,000	\$850,000	22	5	3.2	Colonial

AVERAGE DAYS ON MARKET:	53
AVERAGE LISTING PRICE:	\$509,397
AVERAGE SALE PRICE:	\$544,426
% SALE PRICE / LIST PRICE:	99%

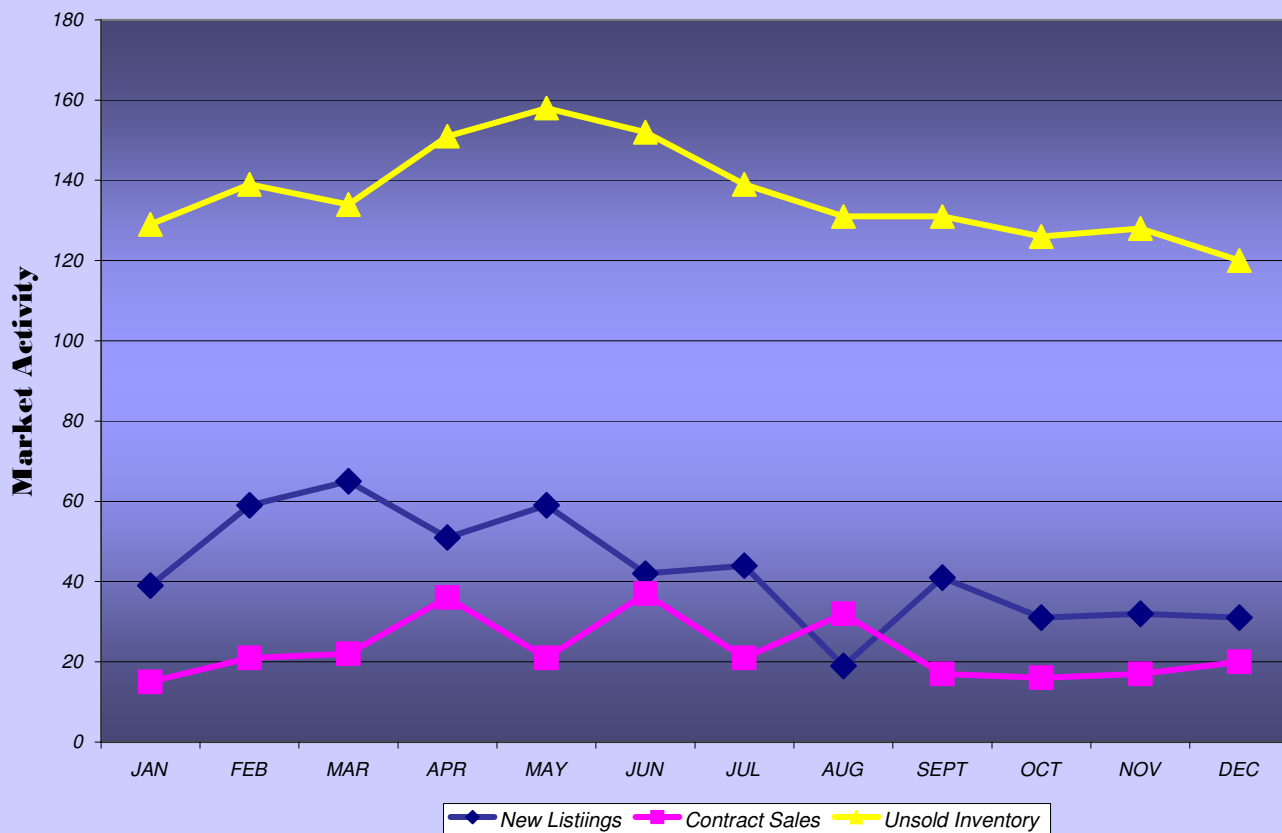
MAPLEWOOD HOME SALE TRENDS June 2008 thru June 2009

	June 2008	July	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$489,722	\$468,482	\$476,834	\$448,845	\$435,917	\$442,491
Average Sale Price	\$591,389	\$533,421	\$595,273	\$538,700	\$489,164	\$385,545
%Sale Price to List Price Ratio	97%	97%	98%	99%	98%	98%
Days on Market	53	56	54	68	119	119
# of Active Listings	214	202	178	183	167	167
# of Closed Listings	28	35	32	16	13	13

	Dec.	Jan.	Feb.	Mar.	April	May	June 2009
Ave List Price	\$425,126	\$448,497	\$462,783	\$488,496	\$499,995	\$493,885	\$509,397
Ave Sale Price	\$478,056	\$337,000	\$380,200	\$462,474	\$450,636	\$469,695	\$544,426
%Sale/List Price Ratio	97%	94%	92%	99%	96%	98%	99%
DOM	71	102	80	80	116	68	53
# Active Listings	150	161	176	186	204	208	180
# Closed Listings	19	12	10	14	14	19	20

June 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$210,750	\$265,000	\$149,000	\$0	0	0%
2	\$370,133	\$533,414	\$264,500	\$0	0	0%
3	\$439,810	\$665,990	\$386,644	\$369,500	113	98%
4	\$513,851	\$549,700	\$496,394	\$555,000	37	97%
5	\$774,949	\$734,000	\$780,857	\$707,017	11	100%
TOWN	\$509,397	\$601,118	\$489,057	\$544,426	53	99%

MAPLEWOOD 2008



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