

## MAPLEWOOD December 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
48-A Meadowbrook Pl.	\$179,000	\$179,900	7	1	1	One fl. Unit
11-15 Villa Terr.	\$299,000	\$290,000	304	3	1.1	Colonial
25 Hudson Ave.	\$299,000	\$298,000	38	3	1.1	Colonial
52 Jacoby St.	\$339,000	\$345,000	101	3	1.1	Colonial
5-7 Schaefer Rd.	\$349,500	\$330,000	182	4	2	Bi-Level
33 Orchard Rd.	\$349,900	\$356,800	19	3	1.1	Colonial
198 Hilton Ave.	\$395,000	\$390,000	168	3	1.1	Colonial
59 Franklin Ave.	\$395,000	\$400,000	20	4	2.1	Colonial
136 Oakland Rd.	\$398,000	\$415,000	20	3	1.1	Colonial, Fixer Upper
43 Coolidge Rd.	\$456,500	\$450,000	97	4	1.1	Colonial
200 Burnett Ave.	\$478,000	\$478,000	152	4	3.1	Twnhse-End
3 Park Rd.	\$489,000	\$460,000	103	4	2.1	Colonial
12 Burnet St.	\$499,900	\$450,000	109	4	1.1	Colonial
26 Rutgers St.	\$519,900	\$495,000	107	4	1.1	Tudor
43 Burnett Terr.	\$539,000	\$530,000	20	4	2.1	Colonial
368 Elmwood Ave.	\$649,000	\$600,000	17	4	2.1	Colonial
21 Beach Pl.	\$850,000	\$800,000	22	4	2.1	Colonial
20 Beach Pl.	\$1,050,000	\$950,000	30	4	3	Colonial

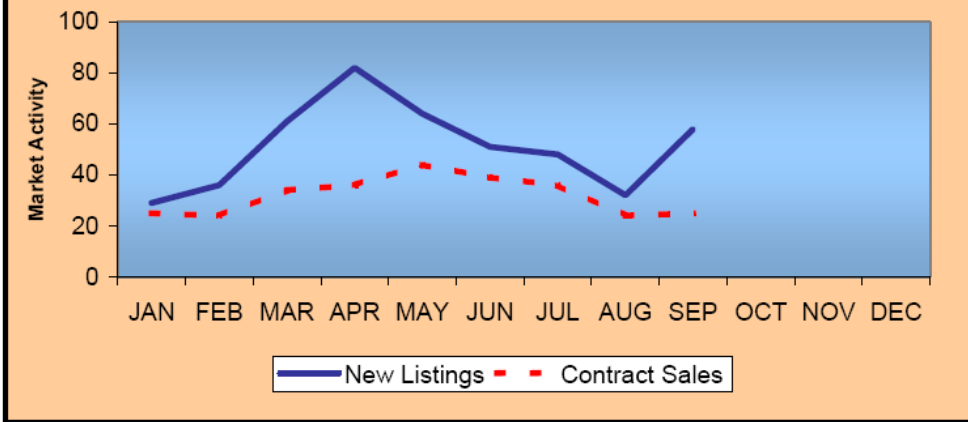
AVERAGE DAYS ON MARKET: 81  
 AVERAGE LISTING PRICE: \$488,074  
 AVERAGE SALE PRICE: \$451,260  
 % SALE PRICE / LIST PRICE: 96%

## MAPLEWOOD HOMESALE TRENDS December 2005 – December 2006

	Dec. 05	Jan.	Feb.	Mar.	Apr.	May	Jun.
Average Listing Price	\$495,433	\$533,763	\$521,484	\$538,370	\$557,969	\$567,007	\$546,660
Average Sale Price	\$452,511	\$527,974	\$491,232	\$631,522	\$504,902	\$648,443	\$553,315
%Sale Price to List Price Ratio	102%	99%	100%	98%	101%	100%	100%
Days on Market	34	39	55	91	60	58	42
# of Active Listings	97	100	104	134	174	192	181

	Jul.	Aug.	Sept.	Oct.	Nov.	Dec. 05
Average Listing Price	\$533,282	\$530,110	\$525,345	\$529,509	\$521,109	\$488,074
Average Sale Price	\$536,456	\$562,476	\$554,060	\$559,062	\$515,867	\$451,260
%Sale Price to List Price Ratio	99%	99%	99%	99%	97%	96%
Days On Market	42	42	55	67	82	81
# of Active Listings	180	157	183	163	140	117

## MAPLEWOOD TOWNSHIP 2006



### MAPLEWOOD TOWNSHIP 3rd Quarter At-A-Glance

	2002	2003	2004	2005	2006
Average # Of Offerings/Monthly	31.0	30.7	45.7	45.7	46.0
Average # Of Sales/Monthly	27.7	33.3	29.3	35.7	28.3
Supply & Demand Ratio	89%	109%	64%	78%	62%
Unsold Inventory	65	63	86	81	114
Projected Absorption (Months)	2	2	3	2	4

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