

## MAPLEWOOD May 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
166 Jacoby St.	\$264,900	\$272,000	34	2	1	Colonial
15 Meadowbrook Pl.	\$319,000	\$315,000	46	2	1.1	Ranch
260 Elmwood Ave.	\$354,900	\$342,000	165	3	1.1	Colonial
197 Jacoby St.	\$359,900	\$365,000	32	3	1.1	Colonial
237 Parker Ave.	\$399,000	\$385,000	208	3	2	Colonial, Multi-FI. Unit
616 South Orange Ave.	\$445,000	\$426,000	33	2	2	Hi-Rise
57 Yale St.	\$529,900	\$515,000	87	4	1.1	Colonial
1 Kensington Terr.	\$535,000	\$535,000	14	4	2.1	Colonial
150 Oakview Ave.	\$579,000	\$579,000	21	3	2.1	Tudor
42 Kensington Terr.	\$615,000	\$653,700	7	3	2.1	Colonial
33 Burnett Terr.	\$639,000	\$640,000	7	4	1.1	Colonial
551 Prospect St.	\$639,000	\$639,000	15	4	1.1	Victorian
62 Bowdoin St.	\$649,000	\$649,000	5	4	3	Colonial
600 Prospect St.	\$679,000	\$725,000	17	4	2.1	Colonial
19 Sunset Terr.	\$689,000	\$727,000	22	5	2.2	Colonial
20 Oberlin St.	\$699,000	\$706,500	158	4	2.1	Colonial
15 N. Crescent	\$749,000	\$749,000	6	4	2.1	Colonial
35 Oakview Ave.	\$799,000	\$775,000	79	5	3.1	Colonial
57 Jefferson Ave.	\$879,000	\$940,000	35	5	2.1	Colonial
686 Prospect St.	\$879,000	\$869,000	16	4	2.1	Colonial
77-79 Maplewood Ave.	\$899,000	\$877,000	251	8	3.1	Colonial
21 Maple Terr.	\$1,059,000	\$995,000	35	6	3.1	Colonial
16 Warner Rd.	\$1,295,000	\$1,235,000	30	6	5.1	Colonial, Custom Hm

AVERAGE DAYS ON MARKET:	58
AVERAGE LISTING PRICE:	\$567,007
AVERAGE SALE PRICE:	\$648,443
% SALE PRICE / LIST PRICE:	100%

## MAPLEWOOD HOMESALE TRENDS May 2005 – May 2006

	May 05	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$536,402	\$485,880	\$481,058	\$489,112	\$532,847	\$501,768	\$500,774
Average Sale Price	\$572,482	\$406,089	\$549,314	\$568,933	\$553,396	\$490,725	\$470,475
%Sale Price to List Price Ratio	104.32%	105.91%	105.86%	104.72%	104.43%	102%	100%
Days on Market					46	37	39

	Dec.	Jan.	Feb.	Mar.	Apr.	May 06
Average Listing Price	\$495,433	\$533,763	\$521,484	\$538,370	\$557,969	\$567,007
Average Sale Price	\$452,511	\$527,974	\$491,232	\$631,522	\$504,902	\$648,443
%Sale Price to List Price Ratio	102%	99%	100%	98%	101%	100%
Days On Market	34	39	55	91	60	58



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