

MAPLEWOOD September 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.

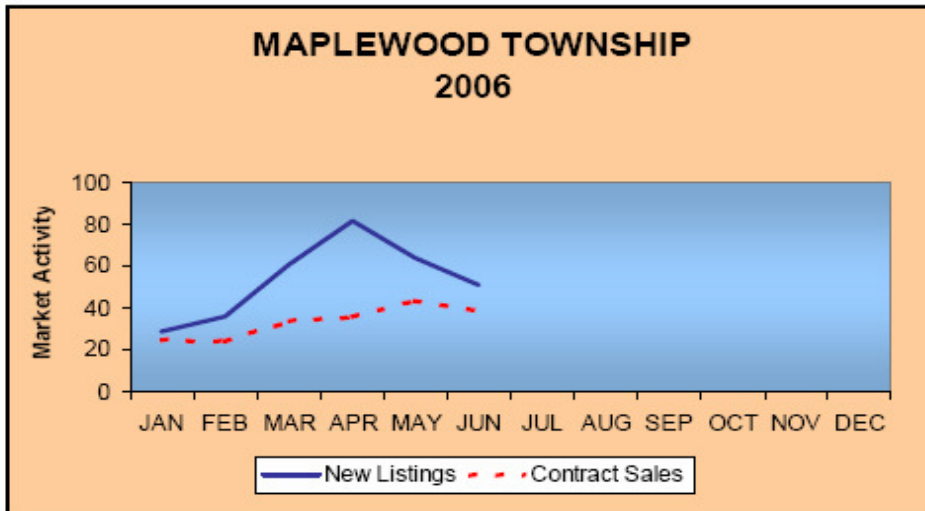
Address	List Price	Sale Price	DOM	BR	TBTH	Style
25 Westmore Ave.#2-Rear	\$294,900	\$298,900	46	3	1.1	½ Dplx,Multi-FI,Twnhse-Int
508 Richmond Ave.	\$349,900	\$340,000	27	2	1	Colonial
18 Fernwood Rd.	\$369,000	\$359,000	81	3	2	Colonial
4 Crowell Pl.	\$469,000	\$460,000	26	3	1	Colonial
21 Courter Ave.	\$489,000	\$460,000	70	3	1	Colonial
67 Tuscan Rd.	\$490,000	\$510,000	89	4	2.1	Colonial
40 Suffolk Ave.	\$499,000	\$481,000	95	3	1.2	Colonial
4 Essex Rd.	\$519,000	\$519,000	40	3	1.1	Colonial
11 Ball Terr.	\$534,900	\$520,000	61	4	1.1	Tudor
100 Midland Blvd.	\$549,000	\$530,000	89	3	2.1	Colonial
34 Bowdoin St.	\$665,000	\$655,000	53	4	2.1	Colonial
20 Kendal Ave.	\$679,000	\$660,000	29	4	3.1	Colonial
88 Claremont Ave.	\$709,000	\$680,000	78	5	3.1	Tudor
12 Hickory Dr.	\$875,000	\$925,000	23	4	2.2	Colonial
616 S. Orange Ave. #SH3	\$913,000	\$913,000	13	2	2.1	Hi-Rise

AVERAGE DAYS ON MARKET:	55
AVERAGE LISTING PRICE:	\$525,345
AVERAGE SALE PRICE:	\$554,060
% SALE PRICE / LIST PRICE:	99%

MAPLEWOOD HOMESALE TRENDS September 2005 – September 2006

	Sept. 05	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Average Listing Price	\$532,847	\$501,768	\$500,774	\$495,433	\$533,763	\$521,484	\$538,370
Average Sale Price	\$553,396	\$490,725	\$470,475	\$452,511	\$527,974	\$491,232	\$631,522
%Sale Price to List Price Ratio	104.43%	102%	100%	102%	99%	100%	98%
Days on Market	46	37	39	34	39	55	91
# of Active Listings	128	129	121	97	100	104	134

	Apr.	May	Jun.	Jul.	Aug.	Sept. 06
Average Listing Price	\$557,969	\$567,007	\$546,660	\$533,282	\$530,110	\$525,345
Average Sale Price	\$504,902	\$648,443	\$553,315	\$536,456	\$562,476	\$554,060
%Sale Price to List Price Ratio	101%	100%	100%	99%	99%	99%
Days On Market	60	58	42	42	42	55
# of Active Listings	174	192	181	180	157	183



MAPLEWOOD TOWNSHIP 2nd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	46.3	58.0	50.7	55.0	65.7
<i>Average # Of Sales/Monthly</i>	37.0	46.3	42.3	39.7	39.7
<i>Supply & Demand Ratio</i>	80%	80%	84%	72%	60%
<i>Unsold Inventory</i>	63	81	83	68	135
<i>Projected Absorption (Months)</i>	2	2	2	2	3

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