

## MAPLEWOOD December 2007 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
465-73 Valley St. #1B	\$155,000	\$145,000	\$133,000	62	0	1	Contemporary, Hi-Rise
776 Prospect St.	\$239,900	\$239,900	\$225,000	12	2	1.1	Colonial
107 Crestview Ave.	\$349,000	\$349,000	\$335,000	88	3	2	Bi-Level, Raised Ranch
1677 Springfield Ave. #6NW	\$350,000	\$350,000	\$355,000	6	1	1.1	One Fl. Unit
64-66 Broadview Ave.	\$399,000	\$399,000	\$399,000	36	3	1.1	Colonial
37 Brookwood Dr.	\$464,500	\$419,000	\$412,000	132	3	1.1	Colonial
18 Burroughs Way	\$529,000	\$529,000	\$522,000	31	5	3.1	Colonial, Tudor
3 Oberlin St.	\$539,000	\$539,000	\$520,000	38	4	2.1	Colonial
102 Plymouth Ave.	\$549,000	\$549,000	\$551,500	18	3	1.1	Colonial
28 Berkshire Rd.	\$579,000	\$559,000	\$552,000	72	3	2.1	Tudor
8 Evergreen Pl.	\$599,000	\$579,000	\$565,000	55	3	1.1	Colonial
102 Durand Rd.	\$654,000	\$629,000	\$625,000	125	3	2	Colonial
107 Tuscan Rd.	\$629,000	\$629,000	\$600,000	72	4	2.2	Colonial
21 Madison Ave.	\$645,000	\$645,000	\$645,000	7	6	2	Victorian
11 New England Rd.	\$699,000	\$679,000	\$645,000	31	4	2	Tudor
217-219 Wyoming Ave.	\$775,000	\$775,000	\$730,000	8	4	2.1	Colonial
265 Wyoming Ave.	\$899,000	\$899,000	\$850,000	19	6	4.1	Custom Hm
18 Maple Ter.	\$999,000	\$999,000	\$925,000	29	6	3.2	Colonial

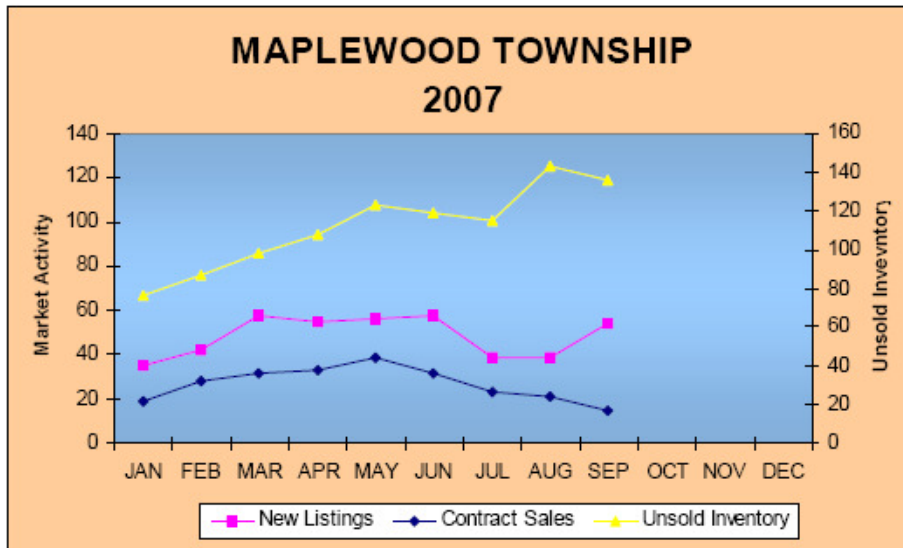
AVERAGE DAYS ON MARKET:	47
AVERAGE LISTING PRICE:	\$473,875
AVERAGE SALE PRICE:	\$532,750
% SALE PRICE / LIST PRICE:	97%

## MAPLEWOOD HOMESALE TRENDS December 2006 – December 2007

	Dec. 06	Jan.	Feb.	Mar.	Apr.	May	Jun.
Average Listing Price	\$488,074	\$499,045	\$535,167	\$538,064	\$566,221	\$552,741	\$541,635
Average Sale Price	\$451,260	\$517,906	\$584,100	\$476,972	\$493,419	\$542,772	\$550,277
%Sale Price to List Price Ratio	96%	99%	98%	98%	102%	100%	101%
Days on Market	81	68	61	49	50	46	39
# of Active Listings	117	110	121	140	150	161	179
# of Closed Listings	20	24	16	21	25	32	31

	Jul.	Aug.	Sept.	Oct.	Nov.	Dec. 07
Average Listing Price	\$533,022	\$512,681	\$512,943	\$485,274	\$496,181	\$473,875
Average Sale Price	\$628,452	\$590,854	\$570,208	\$525,471	\$521,250	\$532,750
%Sale Price to List Price Ratio	100%	98%	101%	97%	98%	97%
Days On Market	44	45	41	65	61	47
# of Active Listings	169	166	186	187	160	145
# of Closed Listings	35	28	12	21	16	18

Dec. 07	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$298,750	\$325,000	\$0	\$355,000	6	101%
2	\$269,806	\$257,667	\$272,450	\$225,000	12	94%
3	\$397,924	\$370,898	\$462,380	\$491,357	75	99%
4	\$519,620	\$440,960	\$528,225	\$623,750	37	95%
5	\$688,186	\$479,900	\$0	\$735,500	22	96%
<b>TOWN</b>	<b>\$473,875</b>	<b>\$378,374</b>	<b>\$426,225</b>	<b>\$532,750</b>	<b>47</b>	<b>97%</b>



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

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	30.7	45.7	45.7	46.0	44.0
<i>Average # Of Sales/Monthly</i>	33.3	29.3	35.7	28.3	19.7
<i>Supply &amp; Demand Ratio</i>	109%	64%	78%	62%	45%
<i>Unsold Inventory</i>	63	86	81	114	136
<i>Projected Absorption (Months)</i>	2	3	2	4	7




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**Cellular: (973) 464-9129**  
**Office: (973) 376-0033 ext 101**  
**Fax: (908) 273-2996**

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