

## MAPLEWOOD January 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	List Price	Sale Price	DOM	BR	TBTH	Style
11 Concord Ave.	\$299,900	\$300,000	19	2	1	Colonial
27 Meadowbrook Rd.	\$324,500	\$295,000	151	2	1.1	Colonial
1677 Springfield Ave.	\$335,000	\$325,000	0	1	1	One Fl. Unit
20 Peachtree Rd.	\$349,900	\$350,519	35	3	2	Colonial
144 Parker Ave.	\$359,000	\$409,000	11	3	1.1	Colonial
1677 Springfield Ave.	\$360,000	\$360,000	28	1	1.1	One Fl. Unit
45 Fernwood Rd.	\$335,000	\$346,500	18	3	1	Colonial
28 Berkshire Rd.	\$434,000	\$405,000	95	3	2.1	Tudor
32 Brookwood Dr.	\$438,000	\$410,000	125	3	3	Colonial
26 Elberta Rd.	\$459,000	\$462,000	212	4	2.2	Colonial
26 Coolidge Rd.	\$465,000	\$456,000	42	4	2.1	Colonial
12 S. Pierson Rd.	\$515,000	\$505,000	27	4	1.2	Colonial
89 Claremont Ave.	\$519,000	\$525,000	140	4	3	Split Level
18 Hubert Pl.	\$579,900	\$528,000	115	5	3.1	Colonial
405 Elmwood Ave.	\$599,000	\$575,000	52	5	2.1	Split Level
28 North Terr.	\$630,000	\$610,000	62	4	3	Colonial
6 Woodhill Dr.	\$656,000	\$640,000	87	4	3.1	Colonial
3 Claremont Ave.	\$695,000	\$752,000	9	4	4	Colonial
10 Tower Dr.	\$697,000	\$737,000	29	5	3.1	Tudor
26 Curtis Pl.	\$874,900	\$815,000	152	6	2.1	Colonial
48-50 Sagamore Rd.	\$1,049,000	\$1,070,000	21	5	3.2	Tudor

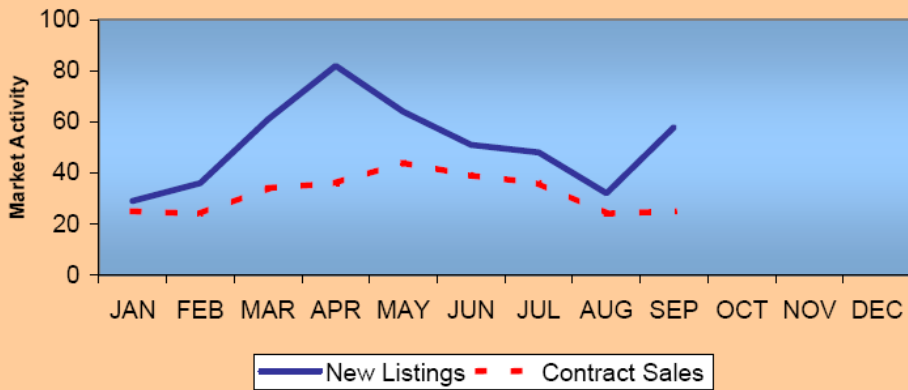
AVERAGE DAYS ON MARKET:	68
AVERAGE LISTING PRICE:	\$499,045
AVERAGE SALE PRICE:	\$517,906
% SALE PRICE / LIST PRICE:	99%

## MAPLEWOOD HOMESALE TRENDS January 2006 – January 2007

	Jan. 06	Feb.	Mar.	Apr.	May	Jun.	Jul.
Average Listing Price	\$533,763	\$521,484	\$538,370	\$557,969	\$567,007	\$546,660	\$533,282
Average Sale Price	\$527,974	\$491,232	\$631,522	\$504,902	\$648,443	\$553,315	\$536,456
%Sale Price to List Price Ratio	99%	100%	98%	101%	100%	100%	99%
Days on Market	39	55	91	60	58	42	42
# of Active Listings	100	104	134	174	192	181	180

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 07
Average Listing Price	\$530,110	\$525,345	\$529,509	\$521,109	\$488,074	\$499,045
Average Sale Price	\$562,476	\$554,060	\$559,062	\$515,867	\$451,260	\$517,906
%Sale Price to List Price Ratio	99%	99%	99%	97%	96%	99%
Days On Market	42	55	67	82	81	68
# of Active Listings	157	183	163	140	117	110

## 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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