

MAPLEWOOD July 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.

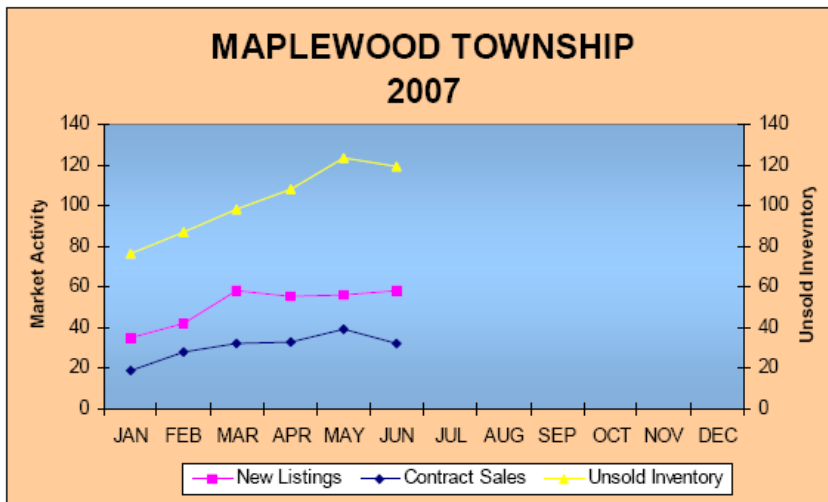
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
32-B Meadowbrook Pl.	\$199,900	\$185,000	\$191,500	35	2	1	Twnhse-Int
246-248 Hilton Ave.	\$389,000	\$374,900	\$370,000	181	4	3	Colonial
71 Franklin Ave.	\$379,000	\$379,000	\$389,000	21	4	2	Colonial
96 Union Ave.	\$399,900	\$379,900	\$378,000	72	3	1.1	Colonial
152 Hilton Ave.	\$397,000	\$397,000	\$397,000	21	3	1.1	Tudor
423 Elmwood Ave.	\$399,900	\$399,900	\$399,900	27	4	1.1	Colonial
8 Amherst Ct.	\$429,000	\$429,000	\$410,000	25	3	1.1	Colonial
14 Amherst Ct.	\$465,000	\$465,000	\$480,000	63	3	1.1	Colonial
13 Warren Rd.	\$491,000	\$491,000	\$495,000	14	3	1.1	Colonial
67 Burnet St.	\$495,000	\$495,000	\$470,000	100	2	2	Ranch
26 Courter Ave.	\$529,000	\$529,000	\$535,500	20	4	1.1	Colonial
18 Tuscan Rd.	\$549,000	\$549,000	\$625,000	33	3	2.1	
2 Rutgers	\$559,000	\$559,000	\$623,000	27	5	3.1	Colonial
63 Oakview Ave.	\$559,000	\$559,000	\$570,000	16	4	1.1	Colonial
24 Midland Blvd.	\$569,000	\$569,000	\$605,000	7	4	2	Bungalow
508 Prospect St.	\$597,000	\$575,000	\$575,000	36	4	2	Colonial
59 Harvard Ave.	\$589,000	\$589,000	\$610,000	15	4	1.1	Colonial
505 Summit Ave.	\$589,000	\$589,000	\$600,000	16	5	2.1	Colonial
9 Berkeley Rd.	\$669,000	\$599,000	\$579,000	74	4	1.2	Colonial
63 Salter Pl.	\$599,000	\$599,000	\$602,000	37	3	3	Colonial
85 Jefferson Ave.	\$625,000	\$625,000	\$650,000	10	4	2.1	Colonial
28 DeHart Rd.	\$629,000	\$629,000	\$639,000	35	3	2.1	Colonial
48 Burnett Terr.	\$639,000	\$639,000	\$615,000	53	4	1.1	Colonial
434 Ridgewood Rd.	\$649,000	\$649,000	\$640,000	34	4	3.1	Victorian
40 Burnet St.	\$749,000	\$749,000	\$813,000	16	6	2.1	Colonial
139 Maplewood Ave.	\$895,000	\$795,000	\$525,000	65	6	2.1	Colonial, Victorian
530 Ridgewood Rd.	\$799,000	\$799,000	\$800,000	15	5	3.1	Colonial
23 Maple Terr.	\$829,900	\$829,900	\$820,000	34	5	2.1	Colonial
9 Kermit Rd.	\$975,000	\$875,000	\$870,000	130	5	2.1	Colonial
17 Maple Terr.	\$939,000	\$939,000	\$965,000	19	6	3.2	Colonial
48 Oakland Rd.	\$975,000	\$975,000	\$1,100,000	10	5	4	Colonial
20 Hickory Dr.	\$1,195,000	\$999,999	\$985,000	121	6	3.1	Victorian
201 Wyoming Ave.	\$1,095,000	\$1,095,000	\$1,050,000	22	4	4.1	Colonial

AVERAGE DAYS ON MARKET:	44
AVERAGE LISTING PRICE:	\$533,022
AVERAGE SALE PRICE:	\$628,452
% SALE PRICE / LIST PRICE:	100%

MAPLEWOOD HOMESALE TRENDS July 2006 – July 2007

	Jul. 06	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Average Listing Price	\$533,282	\$530,110	\$525,345	\$529,509	\$521,109	\$488,074	\$499,045
Average Sale Price	\$536,456	\$562,476	\$554,060	\$559,062	\$515,867	\$451,260	\$517,906
%Sale Price to List Price Ratio	99%	99%	99%	99%	97%	96%	99%
Days on Market	42	42	55	67	82	81	68
# of Active Listings	180	157	183	163	140	117	110

	Feb.	Mar.	Apr.	May	Jun.	Jul. 07
Average Listing Price	\$535,167	\$538,064	\$566,221	\$552,741	\$541,635	\$533,022
Average Sale Price	\$584,100	\$476,972	\$493,419	\$542,772	\$550,277	\$628,452
%Sale Price to List Price Ratio	98%	98%	102%	100%	101%	100%
Days On Market	61	49	50	46	39	44
# of Active Listings	121	140	150	161	179	169



MAPLEWOOD TOWNSHIP 2nd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	58.0	50.7	55.0	65.7	56.3
<i>Average # Of Sales/Monthly</i>	46.3	42.3	39.7	39.7	34.7
<i>Supply & Demand Ratio</i>	80%	84%	72%	60%	62%
<i>Unsold Inventory</i>	81	83	68	135	119
<i>Projected Absorption (Months)</i>	2	2	2	3	3






Susan Adler

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