

## MAPLEWOOD June 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
126-C Boyden Ave.	\$239,000	\$239,000	\$230,000	38	2	1	Multi-FI Unit
467 Valley St.	\$244,900	\$244,900	\$233,000	53	2	2	One Fl. Unit
78 Hughes St.	\$285,000	\$285,000	\$295,000	29	2	1	Colonial
34 Brown St.	\$345,000	\$315,000	\$290,000	209	4	2.1	Colonial
798 Prospect St.	\$339,000	\$339,000	\$325,000	6	3	1	Colonial
1677 Springfield Ave.	\$360,000	\$360,000	\$373,015	32	1	1.1	One Fl. Unit
42 Tuscan St.	\$362,000	\$362,000	\$416,531	9	3	1.1	Colonial
21 Boyden Pkwy.	\$359,000	\$365,000	\$363,000	14	4	1	Colonial
23-25 Hillcrest Rd.	\$375,000	\$375,000	\$382,000	40	3	1.1	Colonial
94 Boyden Ave.	\$389,000	\$389,000	\$365,000	27	4	1.1	Colonial
97 Tuscan Rd.	\$399,000	\$399,000	\$390,000	41	2	2	Raised Ranch
32 Ball Terr.	\$479,000	\$479,000	\$489,000	14	3	2.1	Colonial
19-23 Plymouth Pl.	\$549,900	\$495,900	\$425,000	127	3	2.1	Split Level
548 Summit Ave.	\$498,500	\$498,500	\$552,000	9	3	1.2	Cottage
723 Valley St.	\$509,000	\$509,000	\$500,000	36	3	2	Custom Hm, Split Level
129 Midland Blvd.	\$519,000	\$519,000	\$512,000	39	3	1.1	Colonial
50 S. Pierson Rd.	\$549,000	\$549,000	\$605,000	20	4	2.1	Colonial
56 Courter Ave.	\$697,000	\$599,000	\$633,000	73	5	2.1	Colonial
93 Plymouth Ave.	\$599,000	\$599,000	\$680,000	9	5	3.1	Colonial
698 Prospect St.	\$699,000	\$699,000	\$699,000	8	5	3.1	Colonial, Victorian
443 Walton Rd.	\$739,000	\$749,000	\$779,000	15	4	2.2	Tudor
22 Claremont Dr.	\$799,900	\$799,900	\$821,000	17	4	2.2	Colonial
20 Colonial Terr.	\$799,900	\$799,900	\$865,500	23	4	2.1	Colonial
6 Hemlock Ct.	\$819,000	\$819,000	\$819,000	13	4	2.1	Colonial
99 Durand Rd.	\$899,000	\$899,000	\$916,000	26	5	3.1	Colonial
10 Curtiss Pl.	\$995,000	\$995,000	\$1,050,000	31	5	3.1	Colonial

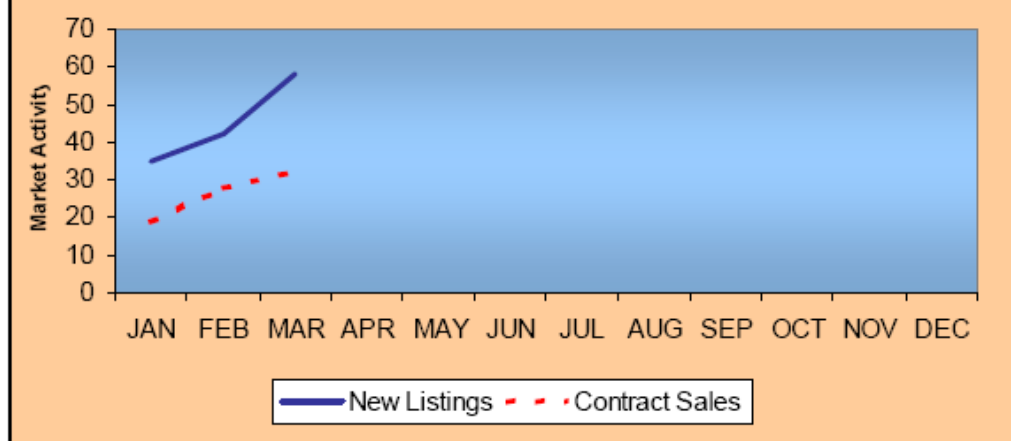
AVERAGE DAYS ON MARKET:	39
AVERAGE LISTING PRICE:	\$541,635
AVERAGE SALE PRICE:	\$550,277
% SALE PRICE / LIST PRICE:	101%

## MAPLEWOOD HOMESALE TRENDS June 2006 – June 2007

	Jun. 06	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$546,660	\$533,282	\$530,110	\$525,345	\$529,509	\$521,109	\$488,074
Average Sale Price	\$553,315	\$536,456	\$562,476	\$554,060	\$559,062	\$515,867	\$451,260
%Sale Price to List Price Ratio	100%	99%	99%	99%	99%	97%	96%
Days on Market	42	42	42	55	67	82	81
# of Active Listings	181	180	157	183	163	140	117

	Jan.	Feb.	Mar.	Apr.	May	Jun. 07
Average Listing Price	\$499,045	\$535,167	\$538,064	\$566,221	\$552,741	\$541,635
Average Sale Price	\$517,906	\$584,100	\$476,972	\$493,419	\$542,772	\$550,277
%Sale Price to List Price Ratio	99%	98%	98%	102%	100%	101%
Days On Market	68	61	49	50	46	39
# of Active Listings	110	121	140	150	161	179

## MAPLEWOOD TOWNSHIP 2007



### MAPLEWOOD TOWNSHIP 1st Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	35.7	38.7	38.0	42.0	45.0
<i>Average # Of Sales/Monthly</i>	28.0	29.3	28.0	27.7	26.3
<i>Supply &amp; Demand Ratio</i>	79%	76%	74%	66%	59%
<i>Unsold Inventory</i>	75	59	54	102	98
<i>Projected Absorption (Months)</i>	3	2	2	4	4



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