

MAPLEWOOD March 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.

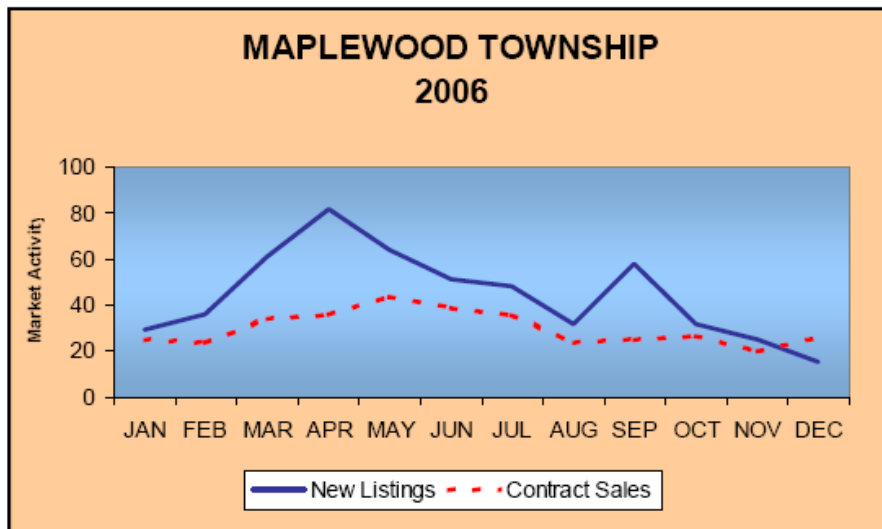
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
267 A Elmwood Ave.	\$229,000	\$229,000	\$220,000	25	2	1.1	Multi-FI Unt, Twnhse-End
192 Burnett Ave.	\$259,900	\$259,900	\$240,000	21	2	1	1 st Fl. Unt, One Fl. Unt
25 Fernwood Rd.	\$375,000	\$325,000	\$315,000	147	4	2	Colonial
616 S. Orange Ave #7M	\$329,000	\$329,000	\$312,000	53	1	1.1	Hi-Rise
499 Boyden	\$335,000	\$335,000	\$331,000	59	3	2.1	Duplex, Twnhse-End
1677 Springfield Ave.#3NW	\$360,000	\$360,000	\$350,000	77	1	1.1	One Fl. Unit
1677 Springfield Ave. #3SE	\$360,000	\$360,000	\$350,000	1	1	1.1	One Fl. Unit
12 Meadowbrook Rd.	\$369,000	\$364,900	\$359,000	17	3	1.1	Colonial
42 Park Ave.	\$469,000	\$469,000	\$475,000	23	4	1.1	Colonial
50 Broadview Ave.	\$469,000	\$469,000	\$460,000	67	4	1.1	Colonial
124 Midland Blvd.	\$479,000	\$479,000	\$467,500	52	3	1	Colonial
705 Prospect St.	\$490,000	\$490,000	\$485,000	4	3	2	Colonial
12 St. Lawrence Ave.	\$669,000	\$599,000	\$604,000	24	4	3.1	Colonial
24 Essex Rd.	\$609,000	\$609,000	\$592,000	59	4	3.1	Colonial
468 Richmond Ave.	\$684,900	\$629,000	\$610,000	91	4	3.1	Colonial
432 Richmond Ave.	\$649,000	\$635,000	\$650,000	124	6	2.1	Victorian
508 Richmond Ave.	\$649,000	\$649,000	\$639,000	12	4	3	Colonial
13 Arcularius Terr.	\$699,000	\$679,000	\$672,500	24	4	2.1	Colonial
10 Mountain Ave.	\$679,000	\$679,000	\$662,500	18	5	2	Victorian
14 South Crescent	\$790,000	\$790,000	\$745,000	90	4	3.1	Colonial

AVERAGE DAYS ON MARKET:	49
AVERAGE LISTING PRICE:	\$538,064
AVERAGE SALE PRICE:	\$476,972
% SALE PRICE / LIST PRICE:	98%

MAPLEWOOD HOMESALE TRENDS March 2006 – March 2007

	Mar. 06	Apr.	May	Jun.	Jul.	Aug.	Sept.
Average Listing Price	\$538,370	\$557,969	\$567,007	\$546,660	\$533,282	\$530,110	\$525,345
Average Sale Price	\$631,522	\$504,902	\$648,443	\$553,315	\$536,456	\$562,476	\$554,060
%Sale Price to List Price Ratio	98%	101%	100%	100%	99%	99%	99%
Days on Market	91	60	58	42	42	42	55
# of Active Listings	134	174	192	181	180	157	183

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar. 07
Average Listing Price	\$529,509	\$521,109	\$488,074	\$499,045	\$535,167	\$538,064
Average Sale Price	\$559,062	\$515,867	\$451,260	\$517,906	\$584,100	\$476,972
%Sale Price to List Price Ratio	99%	97%	96%	99%	98%	98%
Days On Market	67	82	81	68	61	49
# of Active Listings	163	140	117	110	121	140



MAPLEWOOD TOWNSHIP 4th Quarter At-A-Glance

	2002	2003	2004	2005	2006
Average # Of Offerings/Monthly	28.7	28.3	23.0	30.3	24.0
Average # Of Sales/Monthly	28.7	28.0	31.3	25.3	24.3
Supply & Demand Ratio	100%	99%	136%	84%	101%
Unsold Inventory	49	55	45	65	81
Projected Absorption (Months)	2	2	1	3	3



© Copyright 2006-2007 by Otteau Valuation Group, Inc.



Susan Adler
Over 850 Homes Sold!
#1 Keller Williams Agent in NJ 2005, 2006



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

Certified Luxury Home Marketing Specialist (CLHMS)


KELLER WILLIAMS[®]
R E A L T Y
PREMIER PROPERTIES
Of Essex, Union & Morris Counties

488 Springfield Avenue, Summit, NJ 07901