

MAPLEWOOD May 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
393 Boyden Ave. #5	\$199,000	\$199,000	\$198,000	85	2	1	Twnhse-End
61 A Meadowbrook Pl.	\$245,000	\$245,000	\$239,000	27	2	1	Multi-FI, Twnhse-Int
153 Franklin Terr.	\$372,000	\$358,000	\$322,000	90	4	2	Cape Cod
59 Revere Ave.	\$369,000	\$359,000	\$340,000	150	3	1.1	Colonial
32 Orchard Rd.	\$395,000	\$370,000	\$355,000	266	3	3	Colonial
2031 Ostwood Terr.	\$398,000	\$375,000	\$355,000	99	3	2.1	Twnhse-End
64 Broadview Ave.	\$439,000	\$409,000	\$400,000	22	3	1.1	Colonial
426 Ridgewood Rd.	\$425,000	\$425,000	\$456,000	15	3	1	Colonial, Victorian
111 Midland Blvd.	\$429,000	\$429,000	\$429,000	17	3	2.1	Colonial
4 Melman Terr.	\$442,800	\$442,800	\$415,000	60	3	1.1	Colonial
76 Hillcrest Rd.	\$465,000	\$465,000	\$465,000	22	3	2.1	Colonial
33 Elberta Rd.	\$479,000	\$479,000	\$470,000	35	3	1.1	Colonial
4 Norfolk Ave.	\$489,000	\$489,000	\$475,000	48	3	1.1	Colonial, Custom Home
7-9 Cottage Ct.	\$509,000	\$499,000	\$460,000	156	4	2	Cape Cod, Cottage
143 Oakland Rd.	\$499,000	\$499,000	\$563,900	12	4	1.1	Colonial
49 Midland Blvd.	\$499,000	\$499,000	\$492,000	20	3	1.1	Colonial
32 Rutgers St.	\$509,000	\$509,000	\$541,000	23	3	1.1	Colonial
98 Plymouth Ave.	\$529,000	\$529,000	\$529,000	16	3	1.1	Colonial
99 Plymouth Ave.	\$529,000	\$529,000	\$567,000	10	3	2	Colonial
57 Union Ave.	\$529,000	\$529,000	\$560,000	20	5	3	Custom Home
66 Plymouth Ave.	\$579,000	\$579,000	\$595,000	22	4	1.1	Colonial
17 Oakview Ave.	\$619,900	\$619,900	\$619,000	43	4	1.1	Colonial
34 Collinwood Rd.	\$679,000	\$639,000	\$639,000	97	4	1.1	Colonial
26 North Terr.	\$669,000	\$669,000	\$669,000	16	4	2.1	Colonial
20 New England Rd.	\$689,000	\$689,000	\$713,500	14	3	2.1	Tudor
21 Clinton Ave.	\$699,000	\$699,000	\$680,000	46	4	2.1	Colonial
17 Fairview Terr.	\$739,000	\$739,000	\$710,000	13	3	3	Ranch
33 Hickory Dr.	\$849,000	\$849,000	\$849,000	15	5	2.1	Victorian
29 Brookside Rd.	\$979,000	\$979,000	\$979,000	14	4	3.1	Colonial
3 Woodland Rd.	\$995,000	\$995,000	\$995,000	20	5	4.2	Colonial

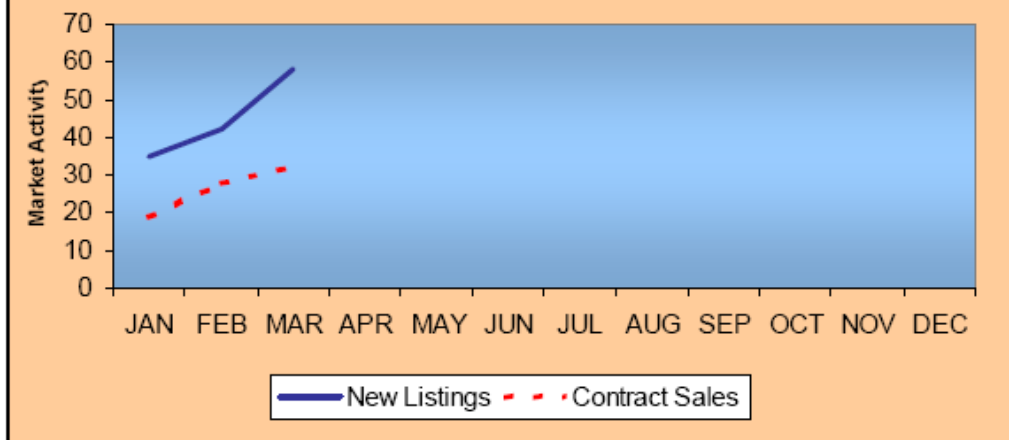
AVERAGE DAYS ON MARKET:	46
AVERAGE LISTING PRICE:	\$552,741
AVERAGE SALE PRICE:	\$542,772
% SALE PRICE / LIST PRICE:	100%

MAPLEWOOD HOMESALE TRENDS May 2006 – May 2007

	May 06	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$567,007	\$546,660	\$533,282	\$530,110	\$525,345	\$529,509	\$521,109
Average Sale Price	\$648,443	\$553,315	\$536,456	\$562,476	\$554,060	\$559,062	\$515,867
%Sale Price to List Price Ratio	100%	100%	99%	99%	99%	99%	97%
Days on Market	58	42	42	42	55	67	82
# of Active Listings	192	181	180	157	183	163	140

	Dec.	Jan.	Feb.	Mar.	Apr.	May 07
Average Listing Price	\$488,074	\$499,045	\$535,167	\$538,064	\$566,221	\$552,741
Average Sale Price	\$451,260	\$517,906	\$584,100	\$476,972	\$493,419	\$542,772
%Sale Price to List Price Ratio	96%	99%	98%	98%	102%	100%
Days On Market	81	68	61	49	50	46
# of Active Listings	117	110	121	140	150	161

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 & 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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