

MAPLEWOOD November 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
45 Orchard Rd.	\$299,900	\$239,900	\$239,900	154	3	1	Colonial
8 Heller Pl.	\$362,000	\$349,000	\$332,500	225	3	1	Bungalow
28 Warren Rd.	\$389,000	\$389,000	\$375,000	32	3	1	Colonial
13 Yale St.	\$459,000	\$435,000	\$420,000	65	3	1.2	Colonial
131 Tuscan Rd.	\$457,000	\$457,000	\$450,000	12	3	1.1	Colonial
7 Carleton Ct.	\$499,000	\$469,000	\$430,000	103	3	1.1	Colonial
89 Maplewood Ave. #1	\$475,000	\$475,000	\$475,000	17	4	2.1	Multi-FI Unit
58 Yale St.	\$479,000	\$479,000	\$488,500	37	4	1	Colonial
49 Coolidge Rd.	\$499,000	\$499,000	\$527,100	15	4	2.1	Colonial
423 Elmwood Ave.	\$509,900	\$509,900	\$507,500	35	3	1.1	Colonial
22 Park Ave.	\$519,000	\$519,000	\$495,000	29	4	1.1	Colonial
11 Carleton Ct.	\$539,000	\$539,000	\$507,500	70	4	2	Cape Cod, Colonial
18 Evergreen Pl.	\$655,000	\$629,000	\$615,000	119	4	2.1	Tudor
9 Brookside Rd.	\$739,000	\$739,000	\$777,000	11	4	3.2	Colonial
60 Harvard Ave.	\$779,000	\$779,000	\$750,000	25	5	3.1	Colonial
416 Walton Rd.	\$995,000	\$995,000	\$950,000	33	5	3.2	Colonial

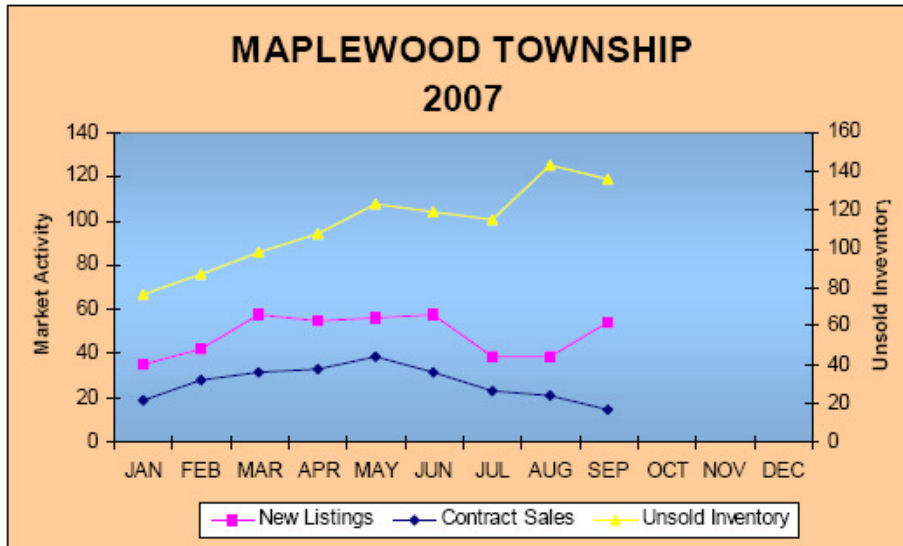
AVERAGE DAYS ON MARKET:	61
AVERAGE LISTING PRICE:	\$496,181
AVERAGE SALE PRICE:	\$521,250
% SALE PRICE / LIST PRICE:	98%

MAPLEWOOD HOMESALE TRENDS November 2006 – November 2007

	Nov. 06	Dec.	Jan.	Feb.	Mar.	Apr.	May
Average Listing Price	\$521,109	\$488,074	\$499,045	\$535,167	\$538,064	\$566,221	\$552,741
Average Sale Price	\$515,867	\$451,260	\$517,906	\$584,100	\$476,972	\$493,419	\$542,772
%Sale Price to List Price Ratio	97%	96%	99%	98%	98%	102%	100%
Days on Market	82	81	68	61	49	50	46
# of Active Listings	140	117	110	121	140	150	161
# of Closed Listings	32	20	24	16	21	25	32

	Jun.	Jul.	Aug.	Sept.	Oct.	Nov. 07
Average Listing Price	\$541,635	\$533,022	\$512,681	\$512,943	\$485,274	\$496,181
Average Sale Price	\$550,277	\$628,452	\$590,854	\$570,208	\$525,471	\$521,250
%Sale Price to List Price Ratio	101%	100%	98%	101%	97%	98%
Days On Market	39	44	45	41	65	61
# of Active Listings	179	169	166	186	187	160
# of Closed Listings	31	35	28	12	21	16

Nov. 07	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$299,143	\$350,000	\$299,667	\$0	0	0%
2	\$271,706	\$259,000	\$0	\$0	0	0%
3	\$409,221	\$421,329	\$529,000	\$393,557	89	97%
4	\$553,205	\$607,297	\$651,200	\$555,014	43	100%
5	\$688,641	\$716,380	\$899,000	\$850,000	29	96%
TOWN	\$496,181	\$548,082	\$558,300	\$521,250	61	98%



MAPLEWOOD TOWNSHIP 3rd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	30.7	45.7	45.7	46.0	44.0
<i>Average # Of Sales/Monthly</i>	33.3	29.3	35.7	28.3	19.7
<i>Supply & Demand Ratio</i>	109%	64%	78%	62%	45%
<i>Unsold Inventory</i>	63	86	81	114	136
<i>Projected Absorption (Months)</i>	2	3	2	4	7






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