

MAPLEWOOD September 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.

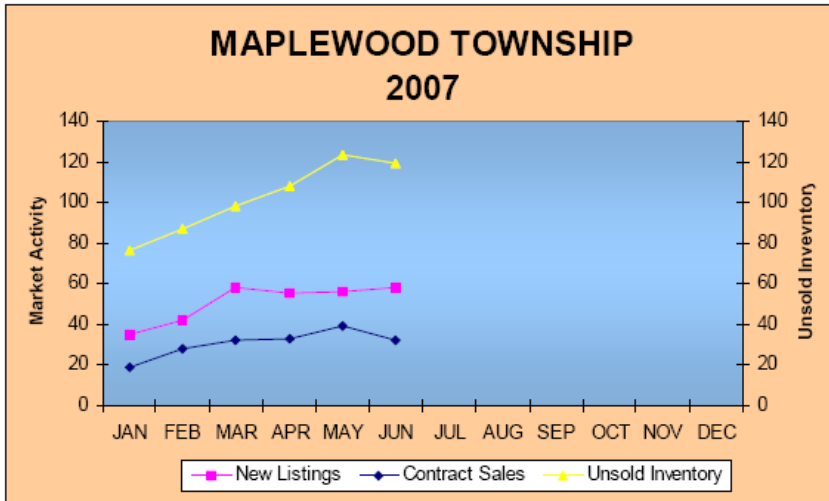
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
465-73 Valley St. #3A	\$249,000	\$249,000	\$242,000	64	2	2	Hi-Rise, One Fl. Unit
25 Coolidge Rd.	\$409,000	\$399,000	\$400,000	53	3	1	Colonial
14 Sommer Ave.	\$419,000	\$419,000	\$451,000	15	4	1.2	Colonial
16 Maplewood Ave.	\$475,000	\$475,000	\$453,000	28	4	3	Bi-Level
17 Burroughs Way	\$549,000	\$500,000	\$490,000	159	4	2.1	Colonial, Tudor
75 Hudson Ave.	\$514,000	\$514,000	\$505,000	21	3	1	Colonial
80 Oakview Ave.	\$575,000	\$575,000	\$561,500	29	5	2.1	Colonial
39 Parker Ave.	\$589,000	\$589,000	\$650,000	4	4	2.1	Colonial
11 Kendal Ave.	\$649,000	\$649,000	\$670,000	8	4	2.1	Colonial
553 Summit	\$735,000	\$735,000	\$735,000	28	5	3.2	Colonial
25 Dehart Rd.	\$749,000	\$749,000	\$750,000	8	4	3.1	Colonial
9 Woodhill Dr.	\$974,000	\$949,000	\$935,000	73	5	3.1	Colonial

AVERAGE DAYS ON MARKET:	41
AVERAGE LISTING PRICE:	\$512,943
AVERAGE SALE PRICE:	\$570,208
% SALE PRICE / LIST PRICE:	101%

MAPLEWOOD HOMESALE TRENDS September 2006 – September 2007

	Sep. 06	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Average Listing Price	\$525,345	\$529,509	\$521,109	\$488,074	\$499,045	\$535,167	\$538,064
Average Sale Price	\$554,060	\$559,062	\$515,867	\$451,260	\$517,906	\$584,100	\$476,972
%Sale Price to List Price Ratio	99%	99%	97%	96%	99%	98%	98%
Days on Market	55	67	82	81	68	61	49
# of Active Listings	183	163	140	117	110	121	140
# of Closed Listings	18	24	32	20	24	16	21

	Apr.	May	Jun.	Jul.	Aug.	Sep. 07
Average Listing Price	\$566,221	\$552,741	\$541,635	\$533,022	\$512,681	\$512,943
Average Sale Price	\$493,419	\$542,772	\$550,277	\$628,452	\$590,854	\$570,208
%Sale Price to List Price Ratio	102%	100%	101%	100%	98%	101%
Days On Market	50	46	39	44	45	41
# of Active Listings	150	161	179	169	166	186
# of Closed Listings	25	32	31	35	28	12



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



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