

MAPLEWOOD January 2008 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
66-68 Franklin Ave.	\$299,000	\$279,900	\$270,000	82	2	1	Bungalow
215 Lexington Ave.	\$329,000	\$299,000	\$300,000	162	3	1	Colonial
100 Boyden Ave.	\$374,000	\$339,000	\$323,000	74	3	1	Colonial
32 Overlook Ter.	\$429,000	\$429,000	\$420,000	14	4	1.1	Colonial
7 Forest Rd.	\$529,000	\$529,000	\$505,000	384	3	2	Ranch
10 Berkshire Rd.	\$579,000	\$579,000	\$615,500	19	4	2.1	Colonial
4 Colgate Rd.	\$599,000	\$599,000	\$569,500	79	4	2.1	Tudor
29 New England Rd.	\$625,000	\$599,900	\$575,000	51	3	1.1	Tudor
17 Washington Pk.	\$729,000	\$625,000	\$625,000	44	3	3.1	Colonial
38 Ridgewood Ter.	\$949,000	\$899,000	\$875,000	126	6	2.3	Colonial
44 Crestwood Dr.	\$1,350,000	\$1,150,000	\$999,000	80	4	2.2	Tudor

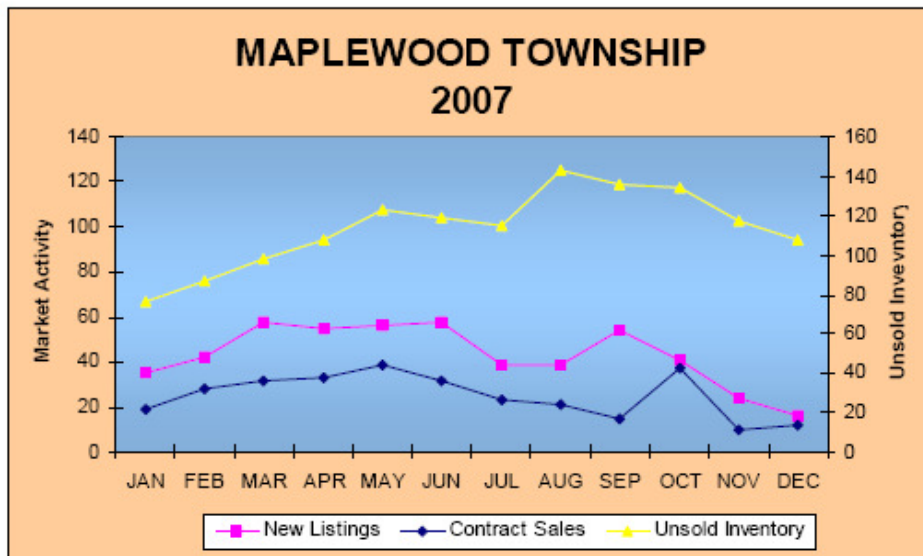
AVERAGE DAYS ON MARKET: 101
 AVERAGE LISTING PRICE: \$476,904
 AVERAGE SALE PRICE: \$552,455
 % SALE PRICE / LIST PRICE: 96%

MAPLEWOOD HOMESALE TRENDS January 2007 – January 2008

	Jan. 07	Feb.	Mar.	Apr.	May	Jun.	Jul.
Average Listing Price	\$499,045	\$535,167	\$538,064	\$566,221	\$552,741	\$541,635	\$533,022
Average Sale Price	\$517,906	\$584,100	\$476,972	\$493,419	\$542,772	\$550,277	\$628,452
%Sale Price to List Price Ratio	99%	98%	98%	102%	100%	101%	100%
Days on Market	68	61	49	50	46	39	44
# of Active Listings	110	121	140	150	161	179	169
# of Closed Listings	24	16	21	25	32	31	35

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 08
Average Listing Price	\$512,681	\$512,943	\$485,274	\$496,181	\$473,875	\$476,904
Average Sale Price	\$590,854	\$570,208	\$525,471	\$521,250	\$532,750	\$552,455
%Sale Price to List Price Ratio	98%	101%	97%	98%	97%	96%
Days On Market	45	41	65	61	47	101
# of Active Listings	166	186	187	160	145	149
# of Closed Listings	28	12	21	16	18	11

Jan. 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$272,500	\$350,000	\$0	\$0	0	0%
2	\$259,874	\$254,000	\$0	\$270,000	82	96%
3	\$407,393	\$459,466	\$576,950	\$465,600	143	97%
4	\$521,749	\$552,720	\$485,950	\$651,000	48	94%
5	\$674,650	\$792,180	\$593,540	\$875,000	126	97%
TOWN	\$476,904	\$517,062	\$551,400	\$552,455	101	96%



MAPLEWOOD TOWNSHIP 4th Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	28.3	23.0	30.3	24.0	27.0
<i>Average # Of Sales/Monthly</i>	28.0	31.3	25.3	24.3	19.7
<i>Supply & Demand Ratio</i>	99%	136%	84%	101%	73%
<i>Unsold Inventory</i>	55	45	65	81	108
<i>Projected Absorption (Months)</i>	2	1	3	3	5



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