

MAPLEWOOD July 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
75-A MEADOWBROOK PL	\$187,915	\$169,000	\$165,000	57	1	1	TwnIntUn
301 B ELMWOOD AVENUE	\$190,000	\$179,900	\$170,400	100	2	1	TwnIntUn
548 IRVINGTON AVE	\$255,500	\$239,900	\$226,600	35	3	1.1	Colonial
102 RUTGERS ST.	\$309,000	\$269,000	\$253,000	84	3	1.1	Colonial
1-9 44TH ST	\$269,000	\$269,000	\$269,000	8	2	1.1	TwnIntUn
448 Richmond Ave	\$324,900	\$324,900	\$330,000	17	4	2.1	Bi-Level
69 S PIERSON RD	\$350,000	\$350,000	\$345,000	38	4	2	CapeCod
804 PROSPECT ST	\$369,900	\$369,900	\$354,500	20	3	1	Colonial
721 VALLEY ST	\$439,000	\$389,000	\$280,000	127	3	2	CapeCod
34 Burr Road	\$399,900	\$399,900	\$375,000	75	4	2.1	Colonial
36 NORFOLK AVE	\$465,000	\$449,000	\$430,000	79	4	1.2	Colonial
530 SUMMIT AVENUE	\$465,000	\$459,000	\$452,500	123	3	1.2	Colonial
67 PARK AVE	\$465,000	\$465,000	\$450,000	76	3	1.1	Colonial
71 S PIERSON RD	\$475,000	\$475,000	\$455,000	20	3	2	Colonial
8 Park Ave	\$514,800	\$479,900	\$480,000	107	3	2	Colonial
468 RIDGEWOOD RD	\$499,000	\$499,000	\$499,000	25	3	2.1	Colonial
141 Tuscan Rd	\$499,000	\$499,000	\$499,000	34	3	2.1	Colonial
47 Plymouth Ave	\$529,000	\$500,000	\$485,500	67	3	1.1	Colonial
4 YALE ST	\$519,000	\$519,000	\$500,000	37	4	1.1	Colonial
186 Oakland Road	\$539,000	\$539,000	\$529,000	58	3	2	Colonial
58 Salter Pl.	\$539,000	\$539,000	\$515,000	19	4	1.1	Colonial
105 Tuscan Rd.	\$549,000	\$549,000	\$549,000	21	4	2.1	Colonial
47 BOWDOIN ST	\$589,000	\$549,000	\$537,000	108	3	2.1	Colonial, Custom
55 MAPLEWOOD AVE	\$599,000	\$550,000	\$540,000	137	4	2.2	Colonial
53 Courter Ave	\$589,000	\$569,000	\$557,000	85	4	2.1	Colonial
25 Garthwaite Terr	\$589,000	\$569,000	\$552,000	96	4	1.1	Colonial
117 Oakland Rd.	\$589,500	\$575,000	\$575,000	27	4	1.1	Tudor
44 Parker Ave	\$578,500	\$578,500	\$535,000	87	4	2	Colonial
14 Madison Avenue	\$599,000	\$599,000	\$574,000	45	5	2.2	Colonial
475 ELMWOOD AVE	\$650,000	\$629,000	\$615,000	52	5	1.1	Victorian
21 Tuscan Rd.	\$669,000	\$649,000	\$635,000	59	4	2.1	Colonial
36 KENDAL AVE	\$665,000	\$659,000	\$650,000	5	4	2.1	Colonial
5 Euclid Ave.	\$775,000	\$715,000	\$696,750	42	4	2.2	Colonial
57 KENDAL AVE	\$719,000	\$719,000	\$719,000	11	5	2.1	Colonial
19 DURAND RD	\$899,000	\$899,000	\$830,000	24	5	3.2	Colonial
33 MOUNTAIN AVE	\$995,000	\$980,000	\$950,000	100	6	3	Colonial
23 HICKORY DRIVE	\$999,000	\$999,000	\$999,000	10	7	4.1	Colonial
16 WOODLAND RD	\$1,150,000	\$1,150,000	\$1,150,000	38	6	3.1	Colonial
AVERAGE DAYS ON MARKET:				56			
AVERAGE LISTING PRICE:				\$468,482			
AVERAGE SALE PRICE:				\$533,421			
% SALE PRICE / LIST PRICE:				97%			

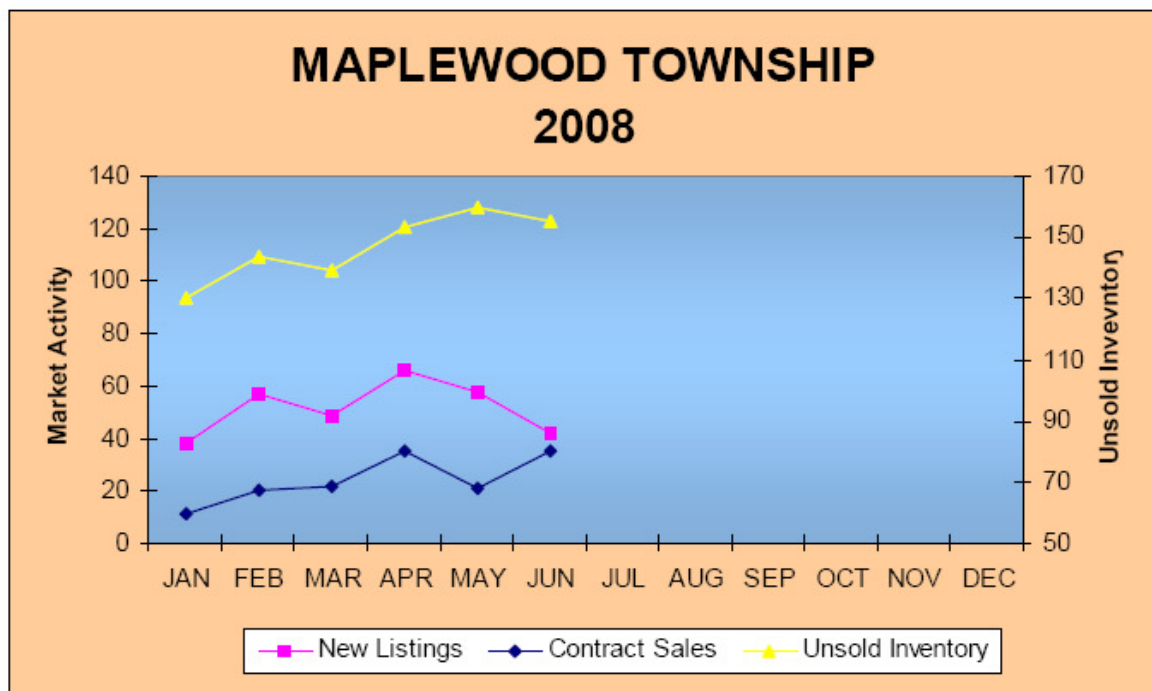
MAPLEWOOD HOME SALE TRENDS July 2007 – July 2008

	July 2007	Aug.	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$533,022	\$512,681	\$512,943	\$485,274	\$496,181	\$473,875
Average Sale Price	\$628,452	\$590,854	\$570,208	\$525,471	\$521,250	\$532,750
%Sale Price to List Price Ratio	100%	98%	101%	97%	98%	97%
Days on Market	44	45	41	65	61	47
# of Active Listings	169	166	186	187	160	145
# of Closed Listings	35	28	12	21	16	18

	Jan.	Feb.	Mar.	April	May	June	July 2008
Average Listing Price	\$476,904	\$477,558	\$496,180	\$511,488	\$483,033	\$489,722	\$468,482
Average Sale Price	\$552,455	\$413,167	\$519,033	\$542,737	\$466,857	\$591,389	\$533,421
%Sale Price to List Price Ratio	96%	96%	98%	97%	98%	97%	97%
Days On Market	101	134	76	75	38	53	56
# of Active Listings	149	179	184	203	205	214	202
# of Closed Listings	11	6	12	19	28	28	35

July 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$216,613	\$172,500	\$169,000	\$165,000	57	98%
2	\$355,819	\$361,667	\$233,500	\$219,700	54	98%
3	\$412,001	\$417,218	\$442,271	\$444,360	70	96%
4	\$478,650	\$514,625	\$607,500	\$518,983	55	97%
5	\$700,584	\$682,613	\$750,600	\$833,857	40	98%
TOWN	\$468,482	\$514,442	\$529,995	\$533,421	56	97%

MAPLEWOOD TOWNSHIP 2008



MAPLEWOOD TOWNSHIP 2nd Quarter At-A-Glance

	2004	2005	2006	2007	2008
<i>Average # Of Offerings/Monthly</i>	50.7	55.0	65.7	56.3	55.3
<i>Average # Of Sales/Monthly</i>	42.3	39.7	39.7	34.7	30.3
<i>Supply & Demand Ratio</i>	84%	72%	60%	62%	55%
<i>Unsold Inventory</i>	83	68	135	119	155
<i>Projected Absorption (Months)</i>	2	2	3	3	5



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