

MAPLEWOOD June 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
287-A Elmwood Ave	\$149,500	\$149,500	\$139,500	42	1	1	TwndEndUn
27 WELLESLEY ST	\$347,500	\$347,500	\$330,000	23	3	2	Colonial
162 Lexington Avenue	\$372,500	\$359,000	\$350,000	69	3	1	Colonial
184 Garfield Place	\$435,000	\$435,000	\$427,500	22	3	1.1	Colonial
164 Garfield Place	\$439,000	\$439,000	\$432,500	25	3	1.1	Colonial
30 Berkshire Road	\$519,000	\$475,000	\$472,000	111	4	1.1	Colonial
10 CARLETON COURT	\$479,000	\$479,000	\$474,000	11	3	1.1	Colonial
490 Prospect St.	\$509,000	\$509,000	\$515,000	8	4	1.1	Colonial
18 Park Ave.	\$525,000	\$514,900	\$485,000	42	3	1.1	Colonial
7 Alden Place	\$519,000	\$519,000	\$507,000	32	3	2	Colonial
25-27 Jefferson Ave	\$629,000	\$539,000	\$499,000	148	3	2.1	Bi-Level
8 Beach Street	\$559,000	\$559,000	\$560,500	10	5	2	Colonial
45 JEFFERSON AVE	\$599,000	\$559,000	\$553,000	41	4	2	Colonial
23 Hubert Place	\$559,000	\$559,000	\$542,000	17	3	2.1	Colonial
137 Oakland rd.	\$575,000	\$575,000	\$552,000	40	3	1.1	Colonial
60 COURTER AVE	\$579,000	\$579,000	\$570,000	31	4	1.1	Colonial
7 Berkeley Road	\$649,000	\$595,000	\$590,000	36	4	2.1	Colonial
60 Burnet St.	\$599,000	\$599,000	\$621,000	8	4	1.2	Colonial
6 HOFFMAN STREET	\$609,000	\$609,000	\$611,000	22	4	2.1	Colonial
36 Sommer Ave.	\$679,000	\$650,000	\$650,000	157	4	2	Colonial
90 Durand Road	\$690,000	\$690,000	\$667,500	42	4	2.1	Colonial
60 Kendall Ave	\$739,000	\$695,000	\$679,000	58	5	2.1	Colonial
687 Prospect Street	\$699,000	\$699,000	\$670,000	57	6	3.2	Colonial
21 Arcularius Terrace	\$709,000	\$709,000	\$710,000	109	4	2.1	Colonial
8 BROOKSIDE RD	\$719,000	\$719,000	\$700,000	76	4	2.2	Colonial
11 Mountain Avenue	\$795,000	\$765,000	\$765,000	45	4	2.1	Colonial
667 Prospect Street	\$945,000	\$849,000	\$830,000	156	5	3.1	Colonial
574 RIDGEWOOD RD	\$1,295,000	\$1,295,000	\$1,100,000	42	6	4.1	Colonial
8 WOODLAND RD	\$1,300,000	\$1,300,000	\$1,300,000	17	6	3.2	Colonial

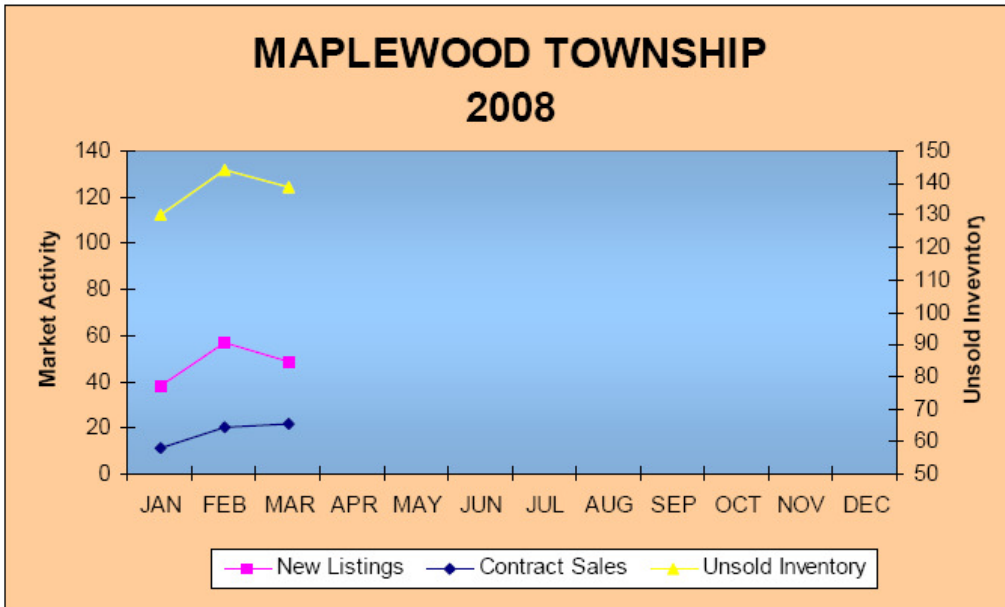
AVERAGE DAYS ON MARKET:	53
AVERAGE LISTING PRICE:	\$489,722
AVERAGE SALE PRICE:	\$591,389
% SALE PRICE / LIST PRICE:	97%

MAPLEWOOD HOME SALE TRENDS June 2007 – June 2008

	June 2007	Jul.	Aug.	Sept.	Oct.	Nov.
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

	Dec.	Jan.	Feb.	Mar.	April	May	June 2008
Average Listing Price	\$473,875	\$476,904	\$477,558	\$496,180	\$511,488	\$483,033	\$489,722
Average Sale Price	\$532,750	\$552,455	\$413,167	\$519,033	\$542,737	\$466,857	\$591,389
%Sale Price to List Price Ratio	97%	96%	96%	98%	97%	98%	97%
Days On Market	47	101	134	76	75	38	53
# of Active Listings	145	149	179	184	203	205	214
# of Closed Listings	18	11	6	12	19	28	28

June 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$223,288	\$172,167	\$0	\$139,500	42	93%
2	\$363,449	\$366,350	\$1,434,500	\$0	0	0%
3	\$424,048	\$480,611	\$455,815	\$459,900	43	96%
4	\$494,911	\$514,779	\$563,317	\$608,950	61	100%
5	\$708,322	\$755,857	\$711,988	\$856,583	57	95%
TOWN	\$481,722	\$494,407	\$607,151	\$591,389	53	97%



MAPLEWOOD TOWNSHIP 1st Quarter At-A-Glance

	2004	2005	2006	2007	2008
<i>Average # Of Offerings/Monthly</i>	38.7	38.0	42.0	45.0	48.0
<i>Average # Of Sales/Monthly</i>	29.3	28.0	27.7	26.3	17.7
<i>Supply & Demand Ratio</i>	76%	74%	66%	59%	37%
<i>Unsold Inventory</i>	59	54	102	98	139
<i>Projected Absorption (Months)</i>	2	2	4	4	8



© Copyright 2008 by Otteau Valuation Group, Inc.

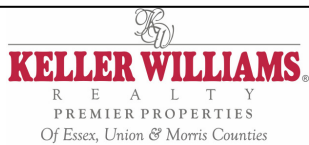


Susan Adler
Over 900 Homes Sold!
#1 Keller Williams Agent in NJ 2005, 2006, 2007



Cellular: (973) 464-9129
Office: (973) 376-0033 ext 101
Fax: (908) 273-2996

Certified Luxury Home Marketing Specialist (CLHMS)



488 Springfield Avenue, Summit, NJ 07901