

MAPLEWOOD May 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
185 Lexington Ave.	\$229,000	\$229,000	\$219,000	69	2	1	Colonial
1-9 44 th St.	\$259,000	\$259,000	\$259,000	61	2	1.1	TwnIntUn
1-9 44 th St.	\$259,000	\$259,000	\$259,000	85	2	2.1	TwnEndUn
164 Jacoby St.	\$300,000	\$300,000	\$285,000	36	3	1	Colonial
107 Franklin Ave.	\$349,000	\$349,000	\$352,500	21	3	1	Colonial
14 Hudson Avenue	\$479,000	\$378,000	\$360,000	101	4	2.1	Colonial
47 Pierson Rd.	\$519,000	\$519,000	\$503,750	15	3	1.1	Colonial
596 Valley St.	\$549,000	\$549,000	\$549,500	13	3	3	Colonial
453 Elmwood Avenue	\$559,000	\$559,000	\$571,000	16	3	2.1	Colonial
430 Elmwood Ave.	\$575,000	\$559,000	\$552,000	35	3	2.1	Tudor
605 Ridgewood Rd	\$625,000	\$575,000	\$517,000	32	3	3	Colonial
40 Headley Place	\$579,000	\$579,000	\$580,000	18	3	2.1	Colonial
54 Highland Ave	\$579,888	\$579,888	\$540,750	87	3	2.1	Colonial
12 Lincoln Pl.	\$644,900	\$644,900	\$635,000	23	4	2.1	Colonial
13 Arcularius Terrace	\$679,000	\$679,000	\$727,500	17	3	4.1	Colonial
43 Ridgewood Terr.	\$725,000	\$725,000	\$712,500	27	4	1.1	Colonial

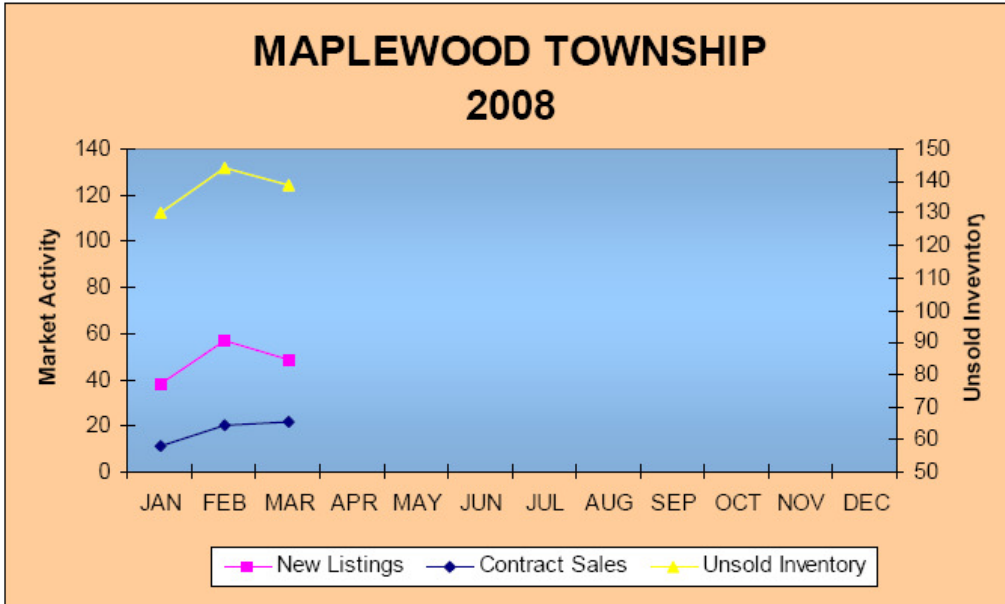
AVERAGE DAYS ON MARKET:	38
AVERAGE LISTING PRICE:	\$483,033
AVERAGE SALE PRICE:	\$466,857
% SALE PRICE / LIST PRICE:	98%

MAPLEWOOD HOME SALE TRENDS May 2007 – May 2008

	May	Jun.	Jul.	Aug.	Sept.	Oct.
Average Listing Price	\$552,741	\$541,635	\$533,022	\$512,681	\$512,943	\$485,274
Average Sale Price	\$542,772	\$550,277	\$628,452	\$590,854	\$570,208	\$525,471
%Sale Price to List Price Ratio	100%	101%	100%	98%	101%	97%
Days on Market	46	39	44	45	41	65
# of Active Listings	161	179	169	166	186	187
# of Closed Listings	32	31	35	28	12	21

	Nov.	Dec.	Jan.	Feb.	Mar.	April	May 2008
Average Listing Price	\$496,181	\$473,875	\$476,904	\$477,558	\$496,180	\$511,488	\$483,033
Average Sale Price	\$521,250	\$532,750	\$552,455	\$413,167	\$519,033	\$542,737	\$466,857
%Sale Price to List Price Ratio	98%	97%	96%	96%	98%	97%	98%
Days On Market	61	47	101	134	76	75	38
# of Active Listings	160	145	149	179	184	203	205
# of Closed Listings	16	18	11	6	12	19	16

May 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$229,886	\$236,200	\$0	\$0	0	0%
2	\$358,741	\$294,358	\$254,500	\$245,667	72	99%
3	\$413,937	\$443,242	\$479,150	\$494,611	30	97%
4	\$497,778	\$505,770	\$512,313	\$673,750	25	98%
5	\$713,271	\$714,462	\$803,571	\$0	0	0%
TOWN	\$483,033	\$474,027	\$569,887	\$466,857	38	98%



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



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