

MAPLEWOOD November 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
72-B Meadowbrook	\$172,500	\$166,900	\$154,000	121	1	1	OneFloor
17 Vermont Street	\$255,000	\$255,000	\$250,000	15	4	1.1	Colonial
4 Marion Place	\$339,000	\$265,000	\$269,000	51	3	1	CapeCod
157 Franklin Ave	\$327,500	\$298,000	\$293,000	261	3	1	Colonial
1677 Springfield Ave.	\$325,000	\$325,000	\$350,000	13	1	1	OneFloor
729 Prospect St.	\$479,876	\$479,876	\$505,000	7	4	3	Colonial
149 Oakview Ave	\$559,000	\$489,000	\$465,000	154	4	1.1	Colonial
616 S.Orange Ave.4k	\$599,000	\$499,000	\$360,000	129	2	2.1	HighRise
88 Plymouth Ave	\$539,000	\$539,000	\$520,000	16	3	1.1	Colonial
662 Prospect	\$635,000	\$549,000	\$525,000	64	5	3.1	Colonial
10 North Terrace	\$550,000	\$550,000	\$550,000	9	4	1.1	Colonial

AVERAGE DAYS ON MARKET:	76
AVERAGE LISTING PRICE:	\$442,491
AVERAGE SALE PRICE:	\$385,545
% SALE PRICE / LIST PRICE:	96%

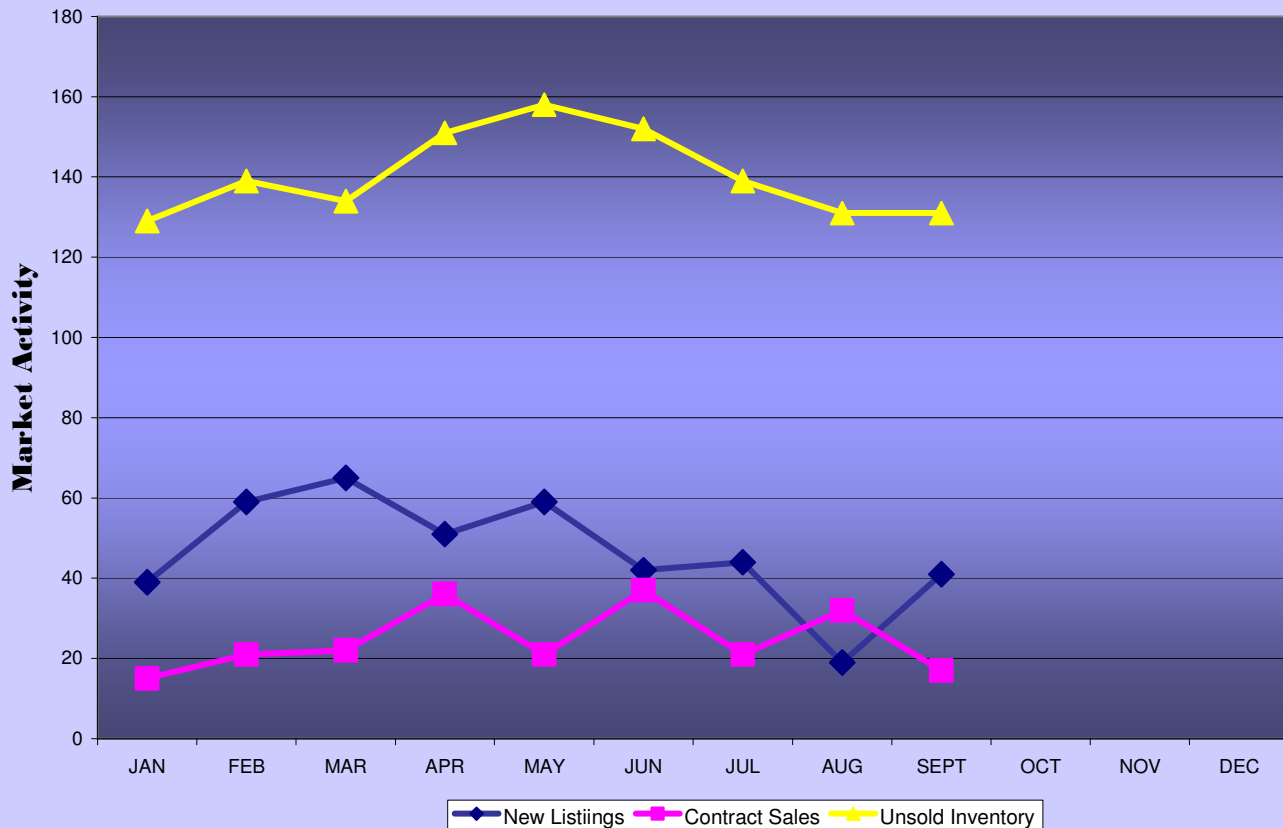
MAPLEWOOD HOME SALE TRENDS November 2007 – November 2008

	Nov. 2007	Dec.	Jan.	Feb.	Mar.	April
Average Listing Price	\$496,181	\$473,875	\$476,904	\$477,558	\$496,180	\$511,488
Average Sale Price	\$521,250	\$532,750	\$552,455	\$413,167	\$519,033	\$542,737
%Sale Price to List Price Ratio	98%	97%	96%	96%	98%	97%
Days on Market	61	47	101	134	76	75
# of Active Listings	160	145	149	179	184	203
# of Closed Listings	16	18	11	6	12	19

	May	June	July	Aug.	Sept.	Oct.	Nov. 2008
Average Listing Price	\$483,033	\$489,722	\$468,482	\$476,834	\$448,845	\$435,917	\$442,491
Average Sale Price	\$466,857	\$591,389	\$533,421	\$595,273	\$538,700	\$489,164	\$385,545
%Sale Price to List Price Ratio	98%	97%	97%	98%	99%	98%	96%
Days On Market	38	53	56	54	68	119	76
# of Active Listings	205	214	202	178	183	167	164
# of Closed Listings	28	28	35	32	16	13	11

Nov. 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$240,979	\$169,900	\$0	\$252,000	67	102%
2	\$308,552	\$291,250	\$312,000	\$360,000	129	72%
3	\$388,618	\$407,617	\$427,950	\$360,667	109	98%
4	\$437,263	\$505,970	\$419,000	\$442,500	46	100%
5	\$712,761	\$743,317	\$757,667	\$525,000	64	96%
TOWN	\$442,491	\$492,600	\$466,985	\$385,545	76	96%

MAPLEWOOD 2008



Susan Adler
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