

MAPLEWOOD October 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
465-73 Valley St.	\$265,000	\$210,000	\$210,000	145	3	2	OneFloor
23 Vermont St.	\$259,000	\$259,000	\$255,000	58	3	1	Colonial
69 Essex Ave	\$369,900	\$329,900	\$320,000	189	3	1	Colonial
1677 Springfield Avenue	\$350,000	\$350,000	\$325,000	251	1	1	OneFloor
803-805 Prospect Street	\$399,900	\$384,900	\$363,500	188	3	1	Colonial
49 Burnett Terr	\$389,000	\$389,000	\$380,000	30	3	1	Colonial
150 Oakland Rd.	\$548,900	\$539,000	\$525,000	45	3	2	Colonial
58 Plymouth Avenue	\$542,000	\$542,000	\$545,300	109	3	1	Colonial
41 Burr Rd.	\$549,000	\$549,000	\$530,000	24	3	2	Tudor
143 Oakview Ave.	\$650,000	\$550,000	\$565,000	72	4	2	Colonial
10 Courter Avenue	\$599,000	\$575,000	\$500,000	150	4	2	Colonial
508 Richmond Ave	\$665,000	\$635,000	\$615,000	123	3	3	Colonial
20 Claremont Ave	\$979,000	\$979,000	\$1,032,000	8	5	3	Colonial

AVERAGE DAYS ON MARKET: 119
 AVERAGE LISTING PRICE: \$435,917
 AVERAGE SALE PRICE: \$489,164
 % SALE PRICE / LIST PRICE: 98%

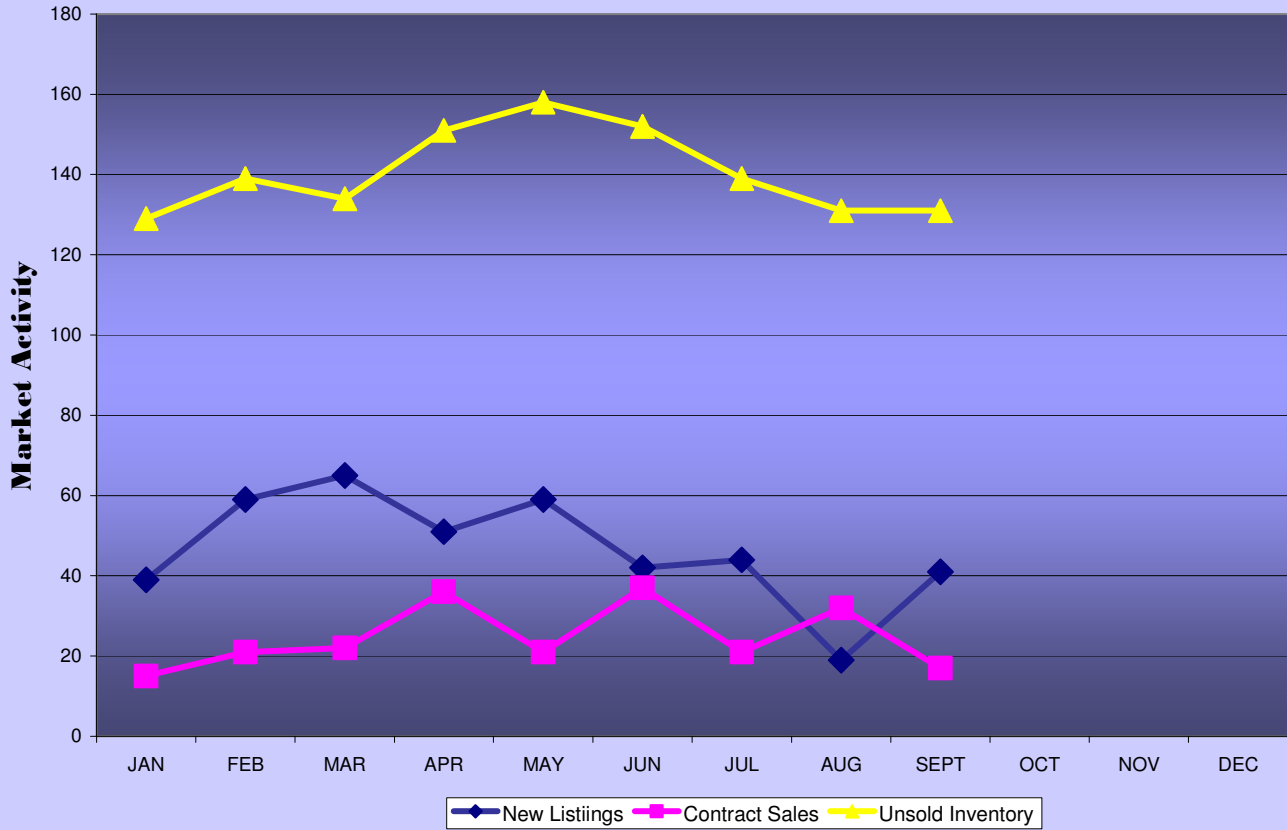
MAPLEWOOD HOME SALE TRENDS October 2007 – October 2008

	Oct. 2007	Nov.	Dec.	Jan.	Feb.	Mar.
Average Listing Price	\$485,274	\$496,181	\$473,875	\$476,904	\$477,558	\$496,180
Average Sale Price	\$525,471	\$521,250	\$532,750	\$552,455	\$413,167	\$519,033
%Sale Price to List Price Ratio	97%	98%	97%	96%	96%	98%
Days on Market	65	61	47	101	134	76
# of Active Listings	187	160	145	149	179	184
# of Closed Listings	21	16	18	11	6	12

	April	May	June	July	Aug.	Sept.	Oct. 2008
Average Listing Price	\$511,488	\$483,033	\$489,722	\$468,482	\$476,834	\$448,845	\$435,917
Average Sale Price	\$542,737	\$466,857	\$591,389	\$533,421	\$595,273	\$538,700	\$489,164
%Sale Price to List Price Ratio	97%	98%	97%	97%	98%	99%	98%
Days On Market	75	38	53	56	54	68	119
# of Active Listings	203	205	214	202	178	183	167
# of Closed Listings	19	28	28	35	32	16	13

Oct 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$227,816	\$125,000	\$165,950	\$325,000	251	93%
2	\$303,003	\$238,280	\$275,450	\$0	0	0%
3	\$384,551	\$370,422	\$345,957	\$422,686	118	98%
4	\$436,244	\$449,571	\$542,000	\$532,500	111	95%
5	\$708,765	\$794,353	\$529,000	\$1,032,000	8	105%
TOWN	\$435,917	\$435,888	\$351,250	\$489,164	119	98%

MAPLEWOOD 2008



Susan Adler
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