

## MAPLEWOOD September 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.

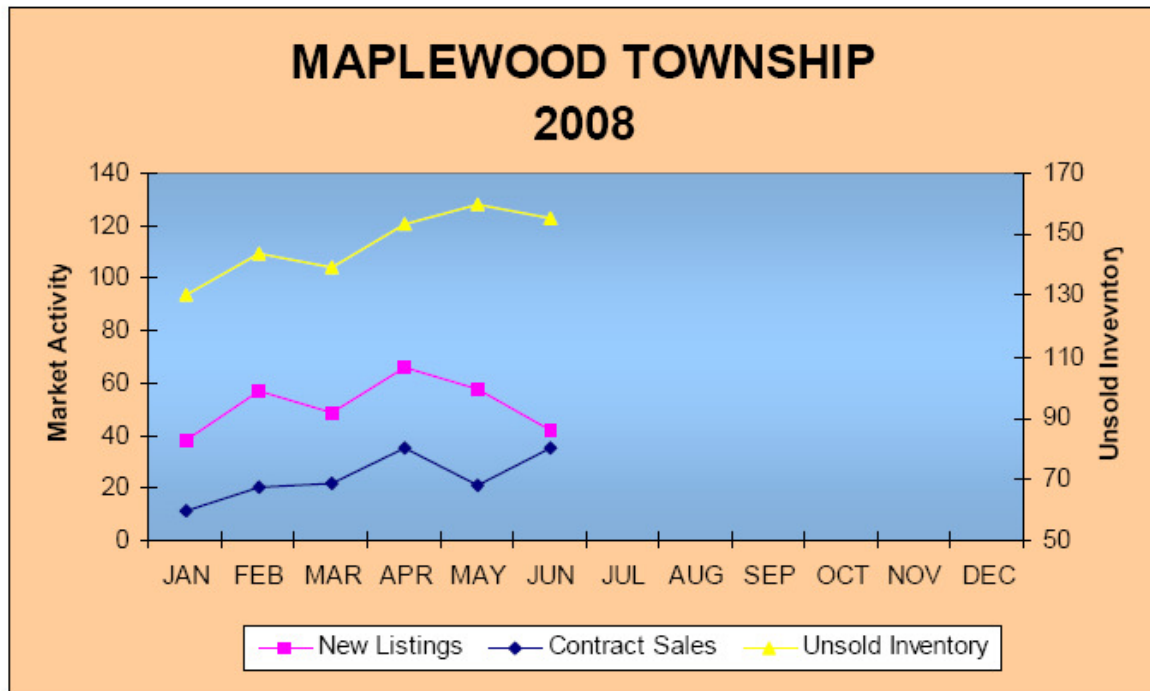
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
44B Meadowbrook Place	\$159,000	\$159,000	\$159,000	44	1	1	TwnIntUn
192 BURNETT AVE C15	\$219,900	\$210,000	\$205,000	130	2	1	OneFloor
253 BURNETT AVE	\$329,000	\$269,000	\$269,000	158	3	2	Colonial
3 PORTER RD	\$344,900	\$319,000	\$315,000	262	3	1.1	Colonial,Cape
10 MIDLAND BLVD	\$489,000	\$449,000	\$425,000	120	3	1	Colonial
46 Plymouth Avenue	\$450,000	\$450,000	\$445,000	24	3	1	Colonial
74 Park Avenue	\$569,000	\$550,000	\$519,000	92	5	2.2	Colonial
125 Oakview Avenue	\$579,000	\$559,000	\$539,000	76	5	2.1	Custom
12-14 WELLESLEY RD	\$569,000	\$569,000	\$555,000	47	4	1.1	Colonial
21 Oberlin St.	\$589,000	\$589,000	\$575,000	23	4	2.1	Colonial
636 RIDGEWOOD RD	\$599,000	\$599,000	\$585,000	69	3	2.1	Colonial
513 RICHMOND AVE	\$619,000	\$619,000	\$600,000	60	4	2.1	Colonial
8 Sunset Terrace	\$650,000	\$650,000	\$590,000	26	3	2.1	Colonial
23 Hoffman Street	\$719,000	\$719,000	\$756,000	11	4	3.1	Colonial
665 Prospect St.	\$849,876	\$849,876	\$901,500	21	5	4.1	Colonial
19 HICKORY DRIVE	\$899,000	\$899,000	\$911,000	13	6	4.1	Victrian
AVERAGE DAYS ON MARKET:			68				
AVERAGE LISTING PRICE:			\$448,845				
AVERAGE SALE PRICE:			\$538,700				
% SALE PRICE / LIST PRICE:			99%				

## MAPLEWOOD HOME SALE TRENDS September 2007 – September 2008

	Sept.2007	Oct.	Nov.	Dec.	Jan.	Feb.
Average Listing Price	\$512,943	\$485,274	\$496,181	\$473,875	\$476,904	\$477,558
Average Sale Price	\$570,208	\$525,471	\$521,250	\$532,750	\$552,455	\$413,167
%Sale Price to List Price Ratio	101%	97%	98%	97%	96%	96%
Days on Market	41	65	61	47	101	134
# of Active Listings	186	187	160	145	149	179
# of Closed Listings	12	21	16	18	11	6

	Mar.	April	May	June	July	Aug.	Sept. 2008
Average Listing Price	\$496,180	\$511,488	\$483,033	\$489,722	\$468,482	\$476,834	\$448,845
Average Sale Price	\$519,033	\$542,737	\$466,857	\$591,389	\$533,421	\$595,273	\$538,700
%Sale Price to List Price Ratio	98%	97%	98%	97%	97%	98%	99%
Days On Market	76	75	38	53	56	54	68
# of Active Listings	184	203	205	214	202	178	183
# of Closed Listings	12	19	28	28	35	32	16

Sept 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$244,287	\$350,000	\$350,000	\$159,000	44	100%
2	\$386,982	\$344,200	\$180,000	\$205,000	130	98%
3	\$393,809	\$464,734	\$421,133	\$472,000	100	96%
4	\$440,576	\$462,652	\$374,254	\$621,500	35	100%
5	\$675,949	\$769,317	\$714,500	\$717,625	51	100%
TOWN	\$448,845	\$491,705	\$417,975	\$538,700	68	99%



### 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 &amp; 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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