

MAPLEWOOD January 2009 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
15 LOMBARDY PL	\$250,000	\$219,000	\$190,000	175	2	1	CapeCod
32 HUGHES STREET	\$264,900	\$229,999	\$210,000	165	2	1	Colonial
75 Lexington Ave	\$259,000	\$259,000	\$254,400	20	5	2	RanchExp
39 Franklin Ave	\$299,000	\$289,000	\$270,000	92	2	1	Colonial
222 Laurel Avenue	\$297,000	\$297,000	\$265,000	43	3	2	Colonial
15 REVERE AVENUE	\$325,000	\$300,000	\$280,000	50	4	2	CapeCod
56 JACOBY ST	\$339,000	\$305,000	\$289,900	225	2	1	Colonial
140 PARKER AVE	\$375,000	\$369,000	\$350,200	56	3	1.1	Colonial
155 CEDAR LN	\$525,000	\$449,000	\$412,500	193	5	3.1	SplitLev
14 LINCOLN PL	\$465,000	\$449,000	\$410,000	80	4	2	Colonial
467 Walton Road	\$579,000	\$579,000	\$570,000	15	4	2.1	Tudor,
5 Lenox Pl.	\$779,000	\$779,000	\$775,000	18	3	2.1	Colonial

AVERAGE DAYS ON MARKET: 102
 AVERAGE LISTING PRICE: \$448,497
 AVERAGE SALE PRICE: \$337,000
 % SALE PRICE / LIST PRICE: 94%

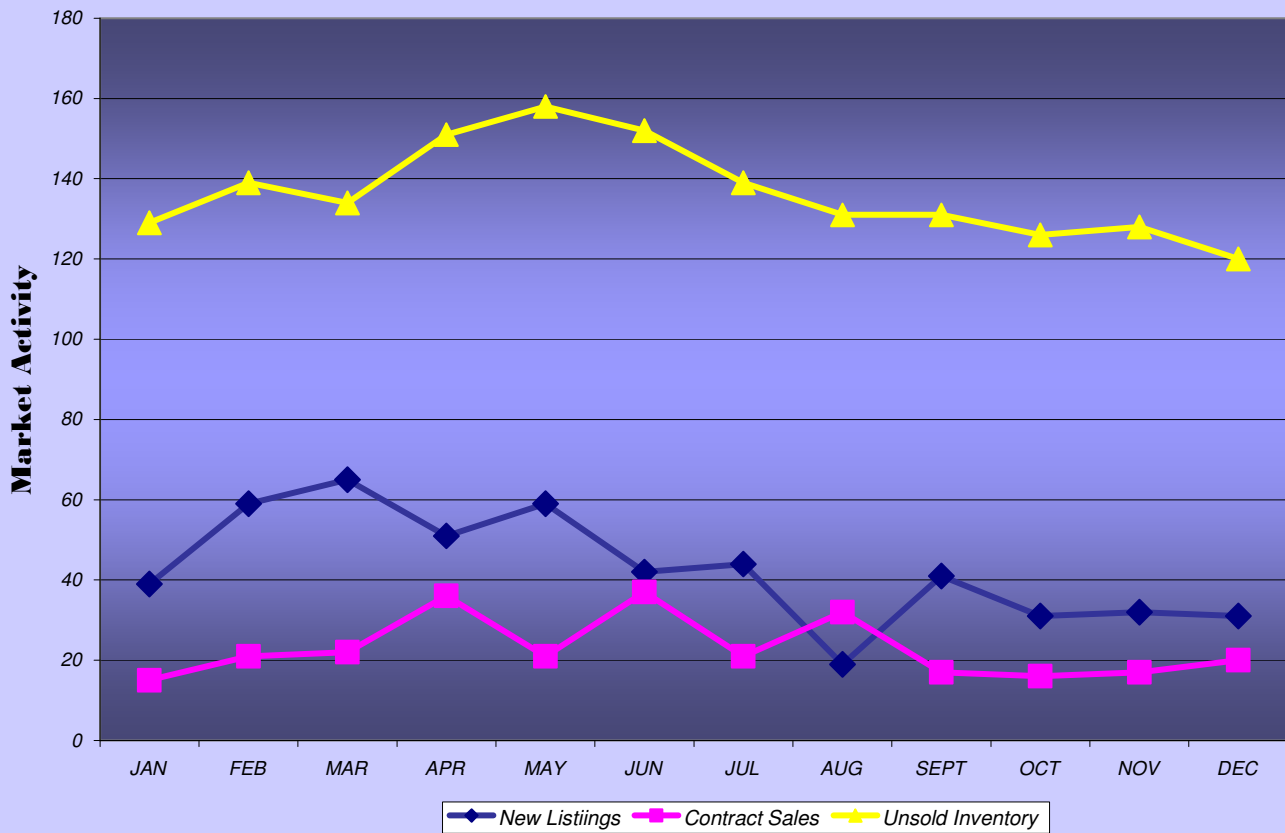
MAPLEWOOD HOME SALE TRENDS January 2008 thru January 2009

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

	July	Aug.	Sept.	Oct.	Nov.	Dec. 2008	Jan.2009
Ave List Price	\$468,482	\$476,834	\$448,845	\$435,917	\$442,491	\$425,126	\$448,497
Ave Sale Price	\$533,421	\$595,273	\$538,700	\$489,164	\$385,545	\$478,056	\$337,000
%Sale/List Price Ratio	97%	98%	99%	98%	98%	97%	94%
DOM	56	54	68	119	119	71	102
# Active Listings	202	178	183	167	167	150	161
# Closed Listings	35	32	16	13	13	19	12

Jan. 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$285,979	\$350,000	\$0	\$0	0	0%
2	\$290,607	\$387,980	\$245,000	\$239,975	164	92%
3	\$387,295	\$439,773	\$327,700	\$463,400	39	96%
4	\$485,962	\$572,929	\$550,450	\$345,000	65	92%
5	\$684,699	\$631,500	\$694,255	\$333,450	107	94%
TOWN	\$448,497	\$519,212	\$501,151	\$337,000	102	94%

MAPLEWOOD 2008




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