

MAPLEWOOD July 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
26 Hausmann Ct. C0046	\$245,000	\$229,000	118	2	1	Contemp, 1 st Fl Unit
96 Union Ave.	\$267,900	\$269,000	31	3	1.1	Colonial
23 Schaefer Rd.	\$269,900	\$269,900	89	2	2	Colonial
21 Concord Ave.	\$299,900	\$326,000	23	3	1.1	Cape Cod
33 Hughes St.	\$315,000	\$300,000	54	2	2	Colonial
35-37 Union Ave.	\$348,000	\$345,000	35	4	1	Colonial
34 Revere Ave.	\$380,000	\$380,000	8	3	1	Colonial
5 aka 7 Fernwood Rd.	\$382,000	\$382,000	53	3	1.1	Colonial
202 Lexington Ave.	\$389,000	\$389,000	21	4	2.1	Cape Cod
18 William St.	\$399,000	\$372,000	152	4	2.1	Colonial
11 Princeton St.	\$399,000	\$390,000	86	4	2	Colonial
727 Prospect St.	\$399,000	\$405,000	21	4	2	Colonial
18 Princeton St.	\$399,900	\$403,000	9	3	2.1	Colonial
208 Franklin Ave.	\$429,000	\$429,000	12	4	2.1	Colonial
11 Girard Pl.	\$459,000	\$485,000	15	3	1.1	Colonial
433 Elmwood Ave.	\$459,000	\$470,000	20	4	2.1	Colonial, Tudor
13 S. Pierson Rd.	\$469,900	\$420,000	79	4	1.1	Colonial
27 Manley Terr.	\$479,000	\$465,000	57	3	2	Colonial
6 Elberta Rd.	\$485,000	\$485,000	41	3	1.2	Colonial, Tudor
451 Baldwin Rd.	\$499,500	\$492,000	90	4	2	Colonial
62 Midland Blvd.	\$499,900	\$495,000	41	4	1.1	Colonial
33-35 Madison Ave.	\$517,000	\$517,000	8	4	1	Colonial
19 Berkshire Rd.	\$538,500	\$520,000	39	4	2.1	Colonial
726 Prospect St.	\$539,000	\$539,000	46	4	1.2	Colonial
52 Park Ave.	\$565,000	\$555,000	22	3	2.1	Colonial
87 Oakland Rd.	\$569,000	\$569,000	50	5	2	Victorian
13-15 Kendal Ave.	\$619,000	\$626,000	15	3	2.1	Colonial
47 Oakland Rd.	\$629,000	\$615,000	19	4	2.1	Colonial, Tudor
24 Burnett Terr.	\$639,000	\$625,000	44	4	2.1	Colonial
236 Oakland Rd.	\$695,000	\$680,000	100	5	3	Colonial
48 Kendal Ave.	\$739,000	\$752,000	11	4	2.1	Colonial
92 Maplewood Ave.	\$789,000	\$795,000	22	5	2.1	Colonial
40 Durand Rd.	\$885,000	\$875,000	15	3	3.1	Colonial
84 S. Collinwood Rd.	\$895,000	\$895,000	11	5	3.1	Colonial
142 Wyoming Ave.	\$949,900	\$955,500	33	6	4.2	Tudor
10 Woodhill Dr.	\$985,000	\$985,000	10	5	3.1	Colonial
14 Roosevelt Rd.	\$1,150,000	\$1,125,000	33	5	3.1	Colonial

AVERAGE DAYS ON MARKET:	42
AVERAGE LISTING PRICE:	\$533,282
AVERAGE SALE PRICE:	\$536,456
% SALE PRICE / LIST PRICE:	99%

MAPLEWOOD HOMESALE TRENDS July 2005 – July 2006

	Jul. 05	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Average Listing Price	\$481,058	\$489,112	\$532,847	\$501,768	\$500,774	\$495,433	\$533,763
Average Sale Price	\$549,314	\$568,933	\$553,396	\$490,725	\$470,475	\$452,511	\$527,974
%Sale Price to List Price Ratio	105.86%	104.72%	104.43%	102%	100%	102%	99%
Days on Market	32	40	46	37	39	34	39
# of Active Listings	126	117	128	129	121	97	100

	Feb.	Mar.	Apr.	May	Jun.	Jul. 06
Average Listing Price	\$521,484	\$538,370	\$557,969	\$567,007	\$546,660	\$533,282
Average Sale Price	\$491,232	\$631,522	\$504,902	\$648,443	\$553,315	\$536,456
%Sale Price to List Price Ratio	100%	98%	101%	100%	100%	99%
Days On Market	55	91	60	58	42	42
# of Active Listings	104	134	174	192	181	180



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