

MAPLEWOOD

APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	51 OBERLIN ST	Colonial	\$524,900	\$495,000	\$246,100	4/1/2011	78	94.30%	2.01
2	17 RYNDA RD	Colonial	\$362,500	\$370,500	\$190,000	4/4/2011	7	102.21%	1.95
3	24 LENOX PL	Colonial	\$648,000	\$650,000	\$538,700	4/5/2011	13	100.31%	1.21
4	43 COOLIDGE RD	Colonial	\$229,500	\$235,000	\$244,200	4/14/2011	23	102.40%	0.96
5	64 CONCORD AVE	Colonial	\$319,900	\$295,000	\$234,000	4/15/2011	12	92.22%	1.26
6	629 PROSPECT ST	Colonial	\$920,000	\$940,000	\$608,700	4/21/2011	35	102.17%	1.54
7	476 SUMMIT AVE	Victrian	\$649,900	\$632,500	\$687,000	4/26/2011	47	97.32%	0.92
8	16 RIDGEWOOD TER	Colonial	\$575,000	\$541,000	\$659,200	4/27/2011	29	94.09%	0.82
9	18 GARTHWAITE TER	Colonial	\$589,000	\$597,000	\$549,000	4/28/2011	15	101.36%	1.09
10	25 SOUTH CRES	Colonial	\$849,000	\$840,000	\$453,000	4/29/2011	45	98.94%	1.85
			\$566,770	\$559,600			30	98.53%	1.36

CURRENT **ACTIVE** LISTINGS IN MAPLEWOOD

AS OF MAY 13, 2011

NUMBER OF UNITS: 173

AVERAGE LIST PRICE: \$452,314

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.68

AVERAGE DAYS ON MARKET: 83

CURRENT **"UNDER CONTRACT"** LISTINGS IN MAPLEWOOD

AS OF MAY 13, 2011

NUMBER OF UNITS: 75

AVERAGE LIST PRICE: \$ 468,703

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.49

AVERAGE DAYS ON MARKET: 73

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

FLASHBACK!!!!
APRIL 2010 YTD:
AVG YTD Sales Price: \$482,182
DOM: 57
#Units YTD: 62
SP:AV 1.65

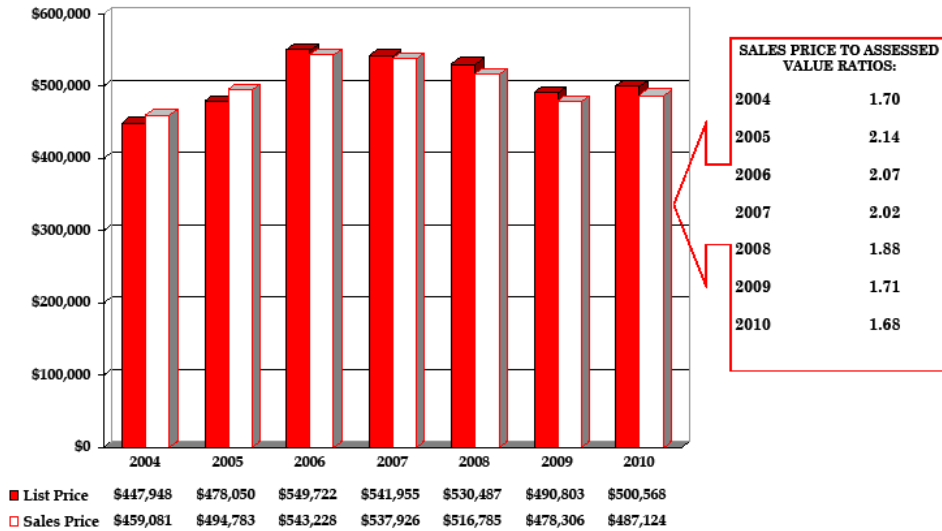
Maplewood 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$425,726	\$428,612	\$561,421	\$566,770									\$486,751
Average Sales Price	\$418,213	\$417,285	\$545,857	\$559,600									\$476,141
Days on Market	73	75	77	30									67
% of List Price to Sales Price	97.54%	96.99%	97.16%	98.53%									97.46%
Sales Price to Assessed Value	1.62	1.59	1.48	1.36									1.53
# Units Sold	15	16	14	10									55

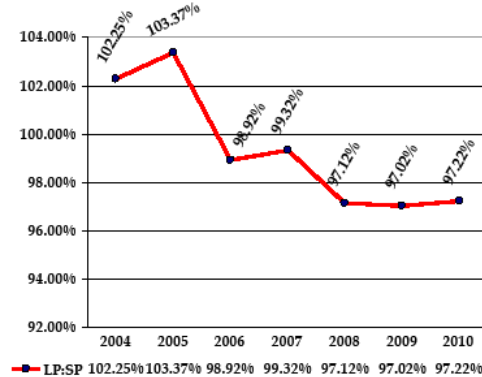
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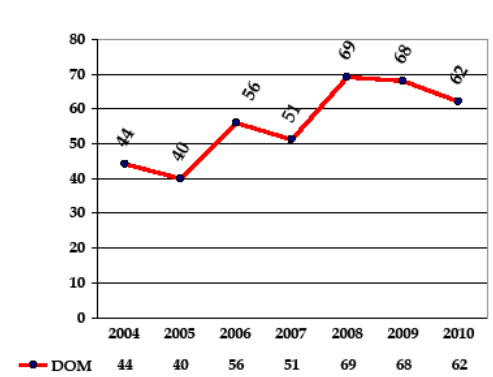
Average List Price and Sales Price



Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

2004	392
2005	360
2006	340
2007	294
2008	235
2009	231
2010	243

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