

# MAPLEWOOD

## JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	83 BOYDEN AVE	Colonial	\$399,900	\$380,000	\$174,700	1/6/2011	80	95.02%	2.18
2	724 VALLEY ST	Colonial	\$399,000	\$399,000	\$183,100	1/7/2011	42	100.00%	2.18
3	33 PARK AVE	Colonial	\$399,990	\$405,000	\$286,300	1/7/2011	63	101.25%	1.41
4	13 SUNSET TER	Colonial	\$539,000	\$532,000	\$371,600	1/7/2011	40	98.70%	1.43
5	86 UNION AVE	Colonial	\$239,000	\$244,000	\$136,400	1/11/2011	116	102.09%	1.79
6	31 RIDGEWOOD TER	Colonial	\$719,000	\$705,000	\$508,000	1/11/2011	79	98.05%	1.39
7	99 OAKLAND RD	Colonial	\$319,000	\$310,000	\$258,600	1/14/2011	107	97.18%	1.20
8	616 W SOUTH ORANGE AVE 3C	HighRise	\$449,000	\$435,000	\$349,600	1/14/2011	39	96.88%	1.24
9	431 RICHMOND AVE	Colonial	\$575,000	\$575,000	\$396,700	1/18/2011	108	100.00%	1.45
10	465-67 VALLEY ST	OneFloor	\$99,000	\$90,200	\$39,600	1/21/2011	67	91.11%	2.28
11	63 HUGHES ST	Colonial	\$215,000	\$190,000	\$130,400	1/21/2011	142	88.37%	1.46
12	469 ELMWOOD AVE	Colonial	\$430,000	\$415,000	\$303,900	1/25/2011	129	96.51%	1.37
13	455 RIDGEWOOD RD	Colonial	\$499,000	\$495,000	\$407,500	1/28/2011	41	99.20%	1.21
14	25 TUSCAN RD	Colonial	\$565,000	\$576,000	\$329,400	1/28/2011	18	101.95%	1.75
15	41 MADISON AVENUE	Colonial	\$539,000	\$522,000	\$268,000	1/31/2011	27	96.85%	1.95
AVERAGES			\$425,726	\$418,213			73	97.54%	1.62

### CURRENT **ACTIVE** LISTINGS IN MAPLEWOOD

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 130

AVERAGE LIST PRICE: \$412,841

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.76

AVERAGE DAYS ON MARKET: 96

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

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 39

AVERAGE LIST PRICE: \$ 462,800

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.55

AVERAGE DAYS ON MARKET: 71

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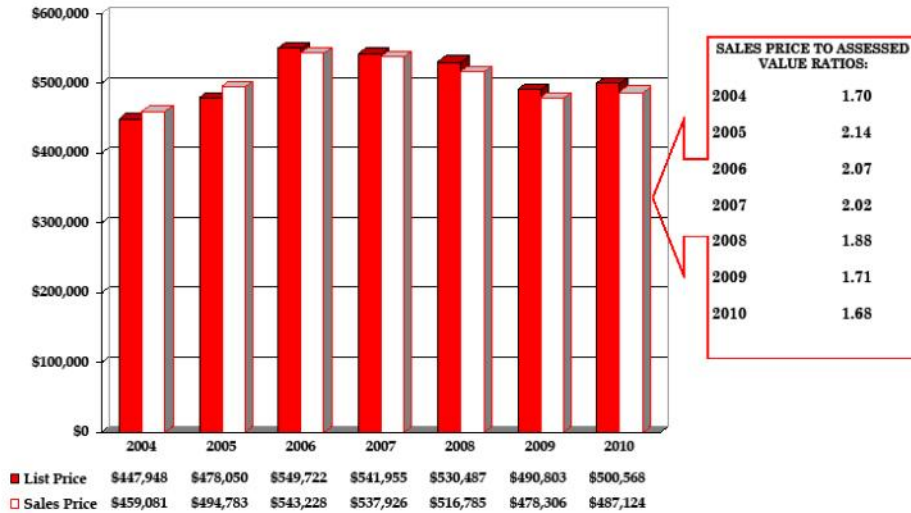
**FLASHBACK!!!!**  
**JANUARY 2010 YTD:**  
**AVG YTD Sales Price: \$566,311**  
**DOM: 59**  
**#Units YTD: 9**  
**SP:AV 1.59**

## 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												\$425,726
Average Sales Price	\$418,213												\$418,213
Days on Market	73												73
% of List Price to Sales Price	97.54%												97.54%
Sales Price to Assessed Value	1.62												1.62
# Units Sold	15												15

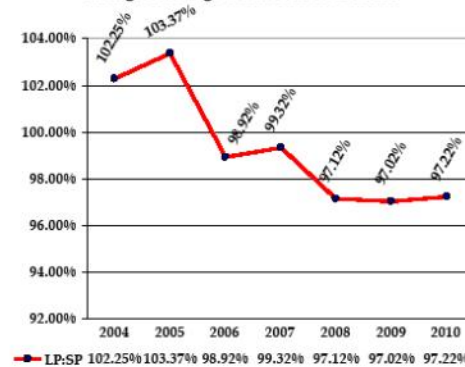
### MAPLEWOOD

Average List Price and Sales Price

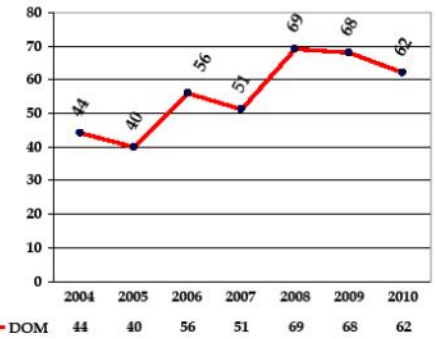


### MAPLEWOOD

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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