

# MAPLEWOOD

## JUNE 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	32 SUFFOLK AVE	Colonial	\$478,000	\$472,500	\$304,900	6/10/2011	15	98.85%	1.55
2	204 JACOBY ST	Colonial	\$169,000	\$170,000	\$143,200	6/13/2011	55	100.59%	1.19
3	145 WYOMING AVE	Colonial	\$969,000	\$969,000	\$437,200	6/14/2011	88	100.00%	2.22
4	465-73 VALLEY ST 6N	HighRise	\$189,000	\$173,000	\$92,800	6/15/2011	98	91.53%	1.86
5	116 ORCHARD RD	Colonial	\$349,000	\$342,000	\$176,400	6/15/2011	8	97.99%	1.94
6	9 COLLINWOOD RD	Colonial	\$579,900	\$567,500	\$555,500	6/15/2011	17	97.86%	1.02
7	8 HOFFMAN ST	Cottage /Tudor	\$489,000	\$479,000	\$248,900	6/16/2011	35	97.96%	1.92
8	8 MOUNTAIN AVE	Colonial	\$539,000	\$535,000	\$496,000	6/16/2011	49	99.26%	1.08
9	118 LEXINGTON AVE	Colonial	\$247,500	\$240,000	\$141,800	6/17/2011	15	96.97%	1.69
10	11 COLLINWOOD RD	Colonial	\$590,000	\$576,000	\$390,600	6/17/2011	25	97.63%	1.47
11	35 CRESTWOOD DR	Colonial	\$775,000	\$762,500	\$808,300	6/17/2011	88	98.39%	0.94
12	46 SAGAMORE RD	Colonial	\$675,000	\$701,000	\$654,100	6/20/2011	137	103.85%	1.07
13	15 BALL PL	Tudor	\$359,000	\$354,000	\$261,000	6/21/2011	31	98.61%	1.36
14	27-29 BERKELEY ST	CapeCod	\$159,900	\$85,000	\$144,600	6/22/2011	190	53.16%	0.59
15	37 BROOKWOOD DR	Colonial	\$335,000	\$335,000	\$173,200	6/22/2011	29	100.00%	1.93
16	22 OBERLIN ST	Colonial	\$415,000	\$395,000	\$297,800	6/23/2011	45	95.18%	1.33
17	271 ELMWOOD AVE	TwnIntUn	\$188,500	\$178,000	\$80,300	6/24/2011	19	94.43%	2.22
18	21 NEW ENGLAND RD	Colonial	\$580,000	\$552,500	\$484,600	6/24/2011	155	95.26%	1.14
19	141 LENOX TER	Colonial	\$599,000	\$580,000	\$304,400	6/24/2011	28	96.83%	1.91
20	25 HIGHLAND PL	Colonial	\$689,000	\$675,000	\$379,000	6/24/2011	25	97.97%	1.78

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Not intended to solicit a property already listed.

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

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21	46 CURTIS PL	Colonial	\$819,000	\$810,000	\$767,200	6/24/2011	87	98.90%	1.06
22	33A MEADOWBROOK PL	OneFloor	\$110,000	\$109,000	\$51,600	6/27/2011	280	99.09%	2.11
23	152A BOYDEN AVE	OneFloor	\$125,000	\$112,500	\$54,100	6/27/2011	97	90.00%	2.08
24	65 PLYMOUTH AVE	Colonial	\$597,500	\$595,000	\$348,800	6/28/2011	37	99.58%	1.71
25	3 HEMLOCK CT	Colonial	\$665,000	\$686,500	\$418,000	6/28/2011	15	103.23%	1.64
26	78A NEWARK WAY	HalfDupl	\$124,900	\$135,000	\$91,600	6/29/2011	18	108.09%	1.47
27	24 MIDLAND BLVD	Bungalow	\$485,000	\$470,000	\$303,600	6/29/2011	109	96.91%	1.55
28	24 OAKLAND RD	Colonial	\$599,900	\$550,000	\$391,400	6/29/2011	70	91.68%	1.41
29	1 HEMLOCK CT	Colonial	\$649,000	\$640,000	\$384,400	6/29/2011	51	98.61%	1.66
30	6 HICKORY DR	Colonial	\$795,000	\$810,000	\$511,700	6/29/2011	16	101.89%	1.58
31	25 COLGATE RD	Colonial	\$409,000	\$392,500	\$234,900	6/30/2011	44	95.97%	1.67
32	26 MOUNTAIN AVE	Colonial	\$769,000	\$750,000	\$455,100	6/30/2011	83	97.53%	1.65
33	115 MAPLEWOOD AVE	Colonial	\$775,000	\$775,000	\$658,700	6/30/2011	19	100.00%	1.18
			\$493,882	\$484,167			63	96.78%	1.54

### CURRENT "ACTIVE" LISTINGS IN MAPLEWOOD AS OF JULY 11, 2011

NUMBER OF UNITS: 164

AVERAGE LIST PRICE: \$ 433,582

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.54

AVERAGE DAYS ON MARKET: 92

### CURRENT "UNDER CONTRACT" LISTINGS IN MAPLEWOOD AS OF JULY 11, 2011

NUMBER OF UNITS: 70

AVERAGE LIST PRICE: \$ 450,533

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.40

AVERAGE DAYS ON MARKET: 95

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**FLASHBACK!!!!**  
**JUNE 2010 YTD:**  
**AVG YTD Sales Price: \$502,932**  
**DOM: 48**  
**#Units YTD: 123**  
**SP:AV 1.70**

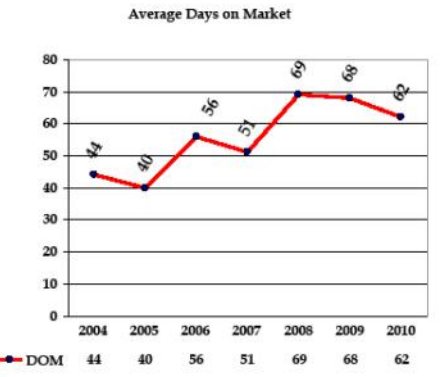
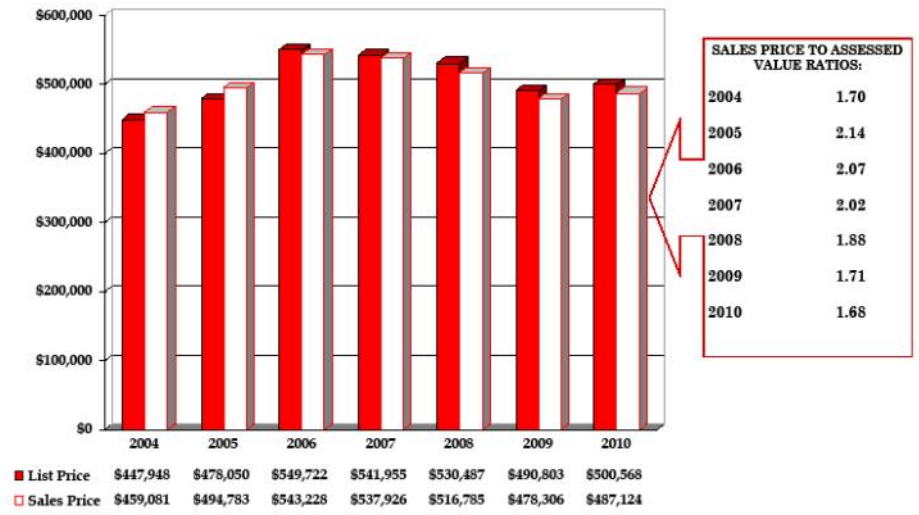
**Maplewood 2011 Year to Date Market Trends**

	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	\$513,396	\$493,882							\$495,053
Average Sales Price	\$418,213	\$417,285	\$545,857	\$559,600	\$499,137	\$484,167							\$483,843
Days on Market	73	75	77	30	62	63							65
% of List Price to Sales Price	97.54%	96.99%	97.16%	98.53%	96.90%	96.78%							97.14%
Sales Price to Assessed Value	1.62	1.59	1.48	1.36	1.59	1.54							1.55
# Units Sold	15	16	14	10	27	33							115

**MAPLEWOOD**

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**Average List Price and Sales Price**



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