

# MAPLEWOOD

## MARCH 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	25-27 CONCORD AVE	Ranch	\$249,999	\$245,000	\$141,500	3/1/2011	33	98.00%	1.73
2	34 RIDGEWOOD TER	Colonial	\$740,000	\$721,000	\$439,500	3/1/2011	106	97.43%	1.64
3	28 MENZEL AVE	Colonial	\$299,000	\$282,500	\$149,700	3/4/2011	31	94.48%	1.89
4	40 RIDGEWOOD TER	Colonial	\$699,000	\$680,000	\$501,200	3/8/2011	79	97.28%	1.36
5	157 OAKLAND RD	Colonial	\$485,000	\$477,500	\$356,800	3/11/2011	245	98.45%	1.34
6	40 HICKORY DR	Colonial	\$949,000	\$925,000	\$565,700	3/11/2011	111	97.47%	1.64
7	30 LANCASTER AVE	Colonial	\$565,000	\$550,000	\$542,100	3/14/2011	11	97.35%	1.01
8	16 BROADVIEW AVE	Colonial	\$398,000	\$375,000	\$222,500	3/28/2011	36	94.22%	1.69
9	12 MIDLAND BLVD	Colonial	\$449,000	\$430,000	\$435,800	3/30/2011	36	95.77%	0.99
10	280 WYOMING AVE	Tudor	\$629,000	\$620,000	\$355,600	3/30/2011	125	98.57%	1.74
11	14 RIDGEWOOD TER	Victrian	\$649,000	\$630,000	\$406,400	3/30/2011	79	97.07%	1.55
12	18 WILLIAM ST	Colonial	\$193,900	\$193,000	\$171,700	3/31/2011	102	99.54%	1.12
13	105 OAKVIEW AVE	Colonial	\$659,000	\$638,000	\$557,900	3/31/2011	19	96.81%	1.14
14	649 PROSPECT ST	Colonial	\$895,000	\$875,000	\$472,300	3/31/2011	64	97.77%	1.85
			\$561,421	\$545,857			77	97.16%	1.48

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

AS OF APRIL 8, 2011

NUMBER OF UNITS: 172

AVERAGE LIST PRICE: \$459,657

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.68

AVERAGE DAYS ON MARKET: 75

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

AS OF APRIL 8, 2011

NUMBER OF UNITS: 53

AVERAGE LIST PRICE: \$ 459,732

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.51

AVERAGE DAYS ON MARKET: 79

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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!!!!**  
**MARCH 2010 YTD:**  
**AVG YTD Sales Price: \$510,487**  
**DOM: 61**  
**#Units YTD: 39**  
**SP:AV 1.64**

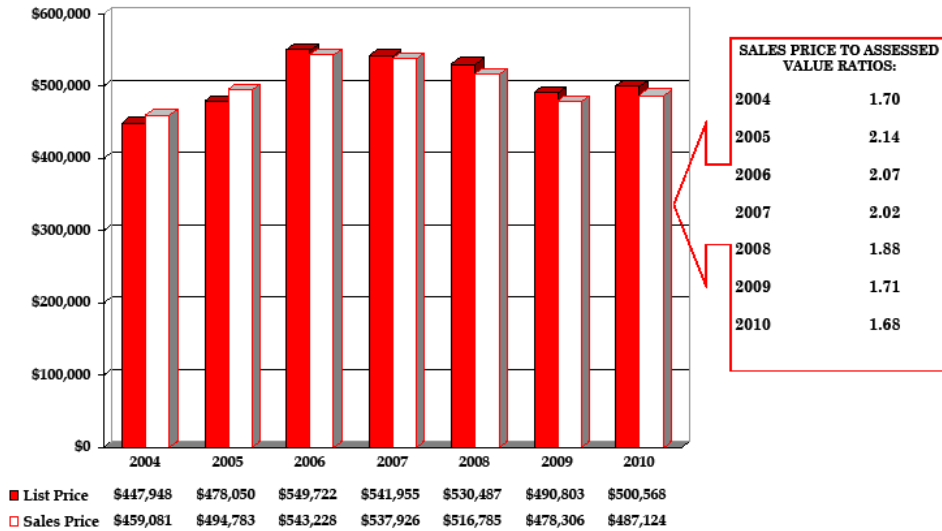
**Maplewood 2011 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$425,726	\$428,612	\$561,421										\$468,969
Average Sales Price	\$418,213	\$417,285	\$545,857										\$457,595
Days on Market	73	75	77										75
% of List Price to Sales Price	97.54%	96.99%	97.16%										97.23%
Sales Price to Assessed Value	1.62	1.59	1.48										1.56
# Units Sold	15	16	14										45

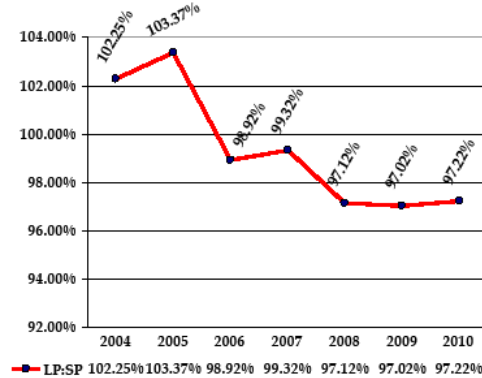
**MAPLEWOOD**

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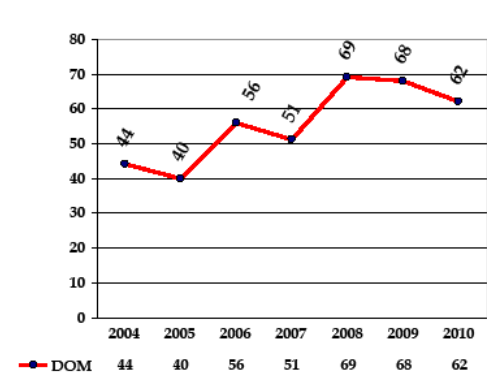
**Average List Price and Sales Price**



**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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