

Maplewood August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	32 ELBERTA RD	Colonial	\$529,000	\$529,000	\$216,400	8/2/2010	28	100.00%	2.44
2	13 CLAREMONT DR	Colonial	\$569,000	\$669,000	\$427,900	8/2/2010	15	117.57%	1.56
3	15 WASHINGTON PARK	Colonial	\$775,000	\$776,000	\$434,500	8/2/2010	51	100.13%	1.79
4	79 LEXINGTON AVE	Colonial	\$112,000	\$141,700	\$135,100	8/3/2010	495	126.52%	1.05
5	104 PLYMOUTH AVE	Colonial	\$654,900	\$628,500	\$363,700	8/10/2010	107	95.97%	1.73
6	21 CRESTWOOD DR	Colonial	\$769,000	\$765,000	\$502,300	8/11/2010	16	99.48%	1.52
7	45 HUDSON AVE	Colonial	\$312,000	\$290,000	\$141,000	8/13/2010	39	92.95%	2.06
8	10 TOWER DR	Tudor	\$600,000	\$607,000	\$506,200	8/13/2010	32	101.17%	1.20
9	150 WYOMING AVE	Tudor	\$779,000	\$750,000	\$583,100	8/13/2010	119	96.28%	1.29
10	48 SOMMER AVE	Colonial	\$464,000	\$450,000	\$284,000	8/18/2010	19	96.98%	1.58
11	8 HUBERT PL	Colonial	\$729,000	\$728,000	\$395,800	8/18/2010	57	99.86%	1.84
12	23 WELLESLEY RD	Colonial	\$315,000	\$310,000	\$196,900	8/19/2010	19	98.41%	1.57
13	108 LEXINGTON AVE	Colonial	\$324,900	\$330,500	\$156,600	8/19/2010	28	101.72%	2.11
14	23 COURTER AVE	Colonial	\$619,000	\$607,000	\$340,700	8/19/2010	45	98.06%	1.78
15	54 WELLESLEY ST	Colonial	\$325,000	\$324,450	\$150,500	8/20/2010	37	99.83%	2.16
16	14 RYNDA RD	Colonial	\$485,000	\$467,500	\$187,200	8/20/2010	95	96.39%	2.50
17	431 WALTON RD	Colonial	\$610,000	\$610,000	\$430,000	8/20/2010	7	100.00%	1.42
18	1 MOUNTAIN VIEW TER	Colonial	\$997,500	\$947,500	\$544,400	8/20/2010	62	94.99%	1.74
19	22 WILLIAMS ST	Colonial	\$286,000	\$305,500	\$159,900	8/23/2010	90	106.82%	1.91
20	382 BOYDEN AVE	Colonial	\$349,000	\$330,000	\$134,400	8/24/2010	82	94.56%	2.46
21	28 LANCASTER AVE	Colonial	\$534,500	\$527,500	\$349,500	8/24/2010	167	98.69%	1.51
22	12 MARION PL	Colonial	\$195,000	\$190,000	\$133,100	8/25/2010	34	97.44%	1.43
23	291B ELMWOOD AVE	FirstFlr	\$188,000	\$170,000	\$51,600	8/27/2010	128	90.43%	3.29
24	54 PARK AVE	Colonial	\$509,000	\$495,500	\$265,400	8/31/2010	14	97.35%	1.87
25	27 BURR RD	Colonial	\$529,900	\$490,000	\$263,000	8/31/2010	71	92.47%	1.86

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
26	38 MAPLEWOOD AVE	Colonial	\$548,000	\$544,000	\$312,800	8/31/2010	16	99.27%	1.74
27	55 YALE ST	Colonial	\$575,000	\$545,000	\$311,500	8/31/2010	79	94.78%	1.75
28	10 COLLINWOOD RD	Colonial/Chalet	\$769,000	\$740,000	\$439,300	8/31/2010	9	96.23%	1.68
29	100 DURAND RD	Colonial	\$785,000	\$785,000	\$457,300	8/31/2010	33	100.00%	1.72
AVERAGES			\$525,438	\$519,091			69	99.46%	1.81

Average Days on Market	69
Average List Price	\$525,438
Average Sales Price	\$519,091
% of List Price to Sales Price	99.46%
Sales Price to Assessed Value Ratio	1.81
# of Units for the Month	29

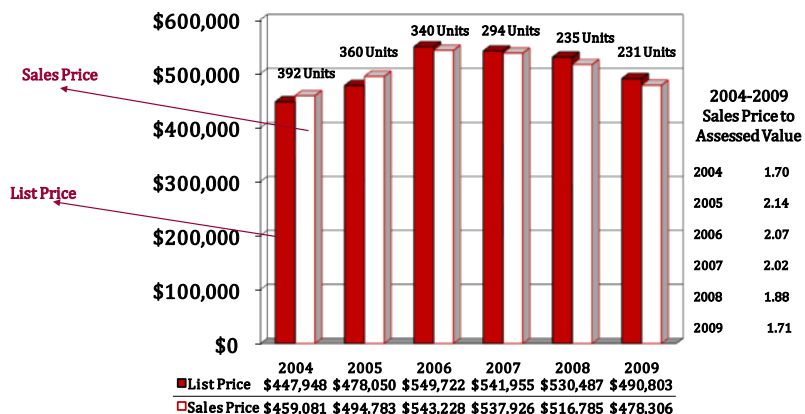
FLASHBACK!!!!
August 2009 YTD:
AVG YTD Sales Price: \$479,130
DOM: 68
#Units YTD: 148
SP:AV 1.75

Maplewood 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$575,322	\$565,833	\$464,983	\$441,530	\$525,176	\$539,832	\$476,785	\$525,438					\$510,154
Average Sales Price	\$566,311	\$554,917	\$452,956	\$434,186	\$524,912	\$523,680	\$461,423	\$519,091					\$499,502
Days on Market	59	81	49	50	32	42	61	69					53
% of List Price to Sales Price	98.64%	99.82%	95.93%	98.08%	99.51%	96.84%	95.96%	99.46%					97.75%
Sales Price to Assessed Value	1.59	1.57	1.71	1.67	1.78	1.73	1.62	1.81					1.71
# Units Sold	9	12	18	23	17	44	26	29					178

Maplewood Market Averages 2004-2009

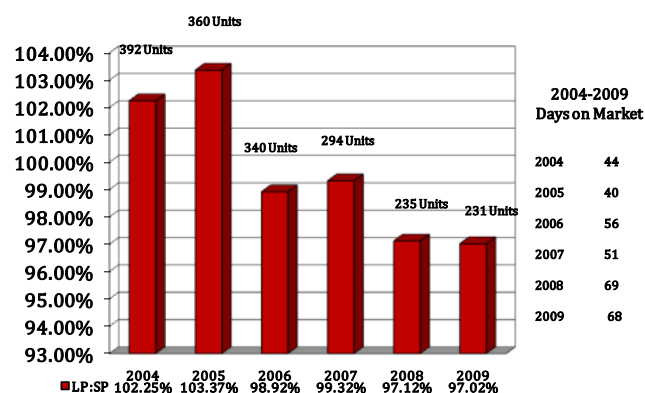
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.

Maplewood Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.

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