

MAPLEWOOD

MAY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	133 MIDLAND BLVD	Contemp	\$489,000	\$455,000	\$221,400	5/2/2011	136	93.05%	2.06
2	59 UNION AVE	Colonial	\$230,000	\$235,000	\$136,400	5/5/2011	101	102.17%	1.72
3	9 S PIERSON RD	Colonial	\$385,000	\$363,000	\$220,400	5/5/2011	63	94.29%	1.65
4	134 TUSCAN RD	Colonial	\$469,000	\$469,000	\$225,000	5/5/2011	7	100.00%	2.08
5	26 CLAREMONT DR	Tudor	\$699,000	\$635,000	\$380,000	5/5/2011	131	90.84%	1.67
6	12-14 PARK RD	Colonial	\$639,000	\$639,000	\$344,000	5/6/2011	13	100.00%	1.86
7	64 MAPLEWOOD AVE	Bungalow	\$425,000	\$450,000	\$273,000	5/11/2011	46	105.88%	1.65
8	12 WILLIAMS ST	Colonial	\$225,000	\$215,000	\$157,800	5/12/2011	120	95.56%	1.36
9	21 PARK AVE	Bi-Level/Cust	\$385,000	\$330,000	\$239,500	5/12/2011	64	85.71%	1.38
10	6 YALE ST	Colonial	\$495,000	\$477,500	\$450,400	5/13/2011	68	96.46%	1.06
11	14 DEHART RD	Colonial/Tudor	\$469,900	\$460,000	\$356,800	5/16/2011	170	97.89%	1.29
12	512 PROSPECT ST	Colonial	\$699,900	\$710,000	\$337,300	5/17/2011	39	101.44%	2.10
13	62 SALTER PL	Colonial	\$599,000	\$590,000	\$335,700	5/18/2011	9	98.50%	1.76
14	90 HILLCREST RD	Colonial	\$149,900	\$119,900	\$135,100	5/19/2011	53	79.99%	0.89
15	506 SUMMIT AVE	Colonial	\$549,000	\$549,100	\$348,000	5/23/2011	62	100.02%	1.58
16	464 RIDGEWOOD RD	Colonial	\$435,000	\$450,000	\$331,100	5/25/2011	38	103.45%	1.36
17	10 EVERGREEN PL	Tudor	\$550,000	\$520,000	\$352,200	5/25/2011	32	94.55%	1.48
18	62 DURAND RD	Colonial	\$899,000	\$850,000	\$606,600	5/25/2011	110	94.55%	1.40
19	675 PROSPECT ST	Colonial	\$499,000	\$476,000	\$237,400	5/26/2011	74	95.39%	2.01
20	13 MADISON AVE	Colonial	\$535,000	\$530,000	\$479,100	5/26/2011	22	99.07%	1.11

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21	492 RIDGEWOOD RD	Colonial	\$599,000	\$599,000	\$430,700	5/26/2011	11	100.00%	1.39
22	16 EVERGREEN PL	Colonial	\$625,000	\$625,000	\$448,900	5/26/2011	34	100.00%	1.39
23	45 S PIERSON RD	Colonial	\$449,000	\$425,000	\$223,100	5/27/2011	63	94.65%	1.90
24	16 COLONIAL TER	Colonial	\$679,000	\$679,000	\$370,800	5/27/2011	20	100.00%	1.83
25	50 PEACHTREE RD	Colonial	\$359,000	\$345,000	\$219,300	5/31/2011	151	96.10%	1.57
26	29 KENSINGTON TER	Colonial	\$395,000	\$405,200	\$234,300	5/31/2011	14	102.58%	1.73
27	31 CURTIS PL	Colonial	\$929,000	\$875,000	\$567,400	5/31/2011	16	94.19%	1.54
			\$513,396	\$499,137			62	96.90%	1.59

CURRENT ***“ACTIVE”*** LISTINGS IN MAPLEWOOD

AS OF JUNE 11, 2011

NUMBER OF UNITS: 182

AVERAGE LIST PRICE: \$ 435,738

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.65

AVERAGE DAYS ON MARKET: 90

CURRENT ***“UNDER CONTRACT”*** LISTINGS IN MAPLEWOOD

AS OF JUNE 11, 2011

NUMBER OF UNITS: 72

AVERAGE LIST PRICE: \$ 482,123

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.50

AVERAGE DAYS ON MARKET: 76

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FLASHBACK!!!!
MAY 2010 YTD:
AVG YTD Sales Price: \$491,377
DOM: 52
#Units YTD: 79
SP:AV 1.68

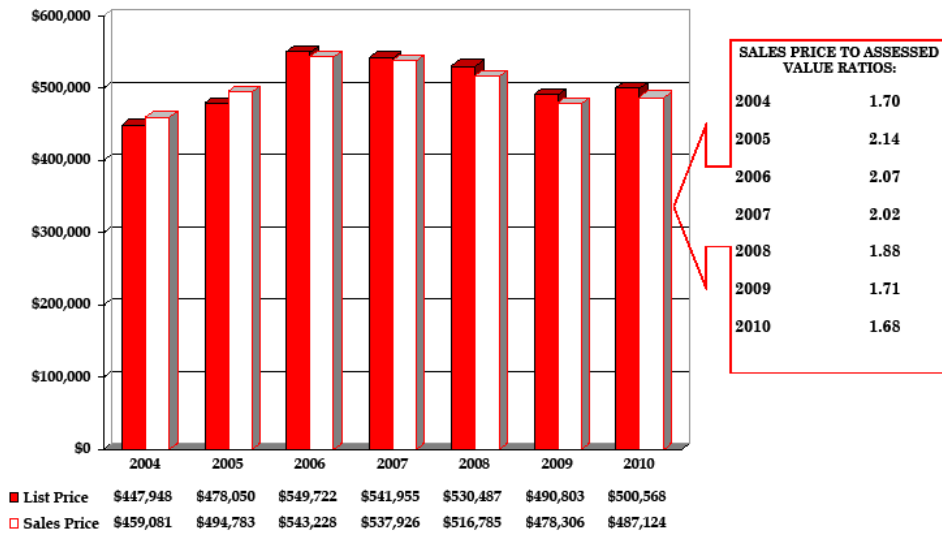
Maplewood 2011 Year to Date Market Trends

	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								\$495,524
Average Sales Price	\$418,213	\$417,285	\$545,857	\$559,600	\$499,137								\$483,713
Days on Market	73	75	77	30	62								65
% of List Price to Sales Price	97.54%	96.99%	97.16%	98.53%	96.90%								97.28%
Sales Price to Assessed Value	1.62	1.59	1.48	1.36	1.59								1.55
# Units Sold	15	16	14	10	27								82

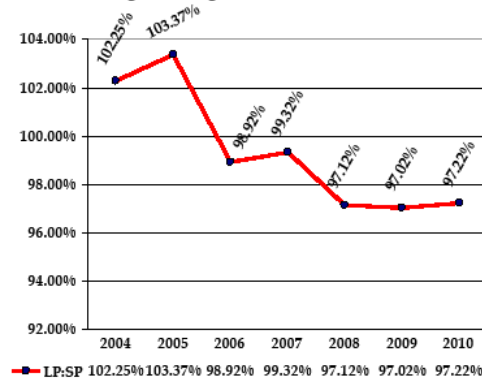
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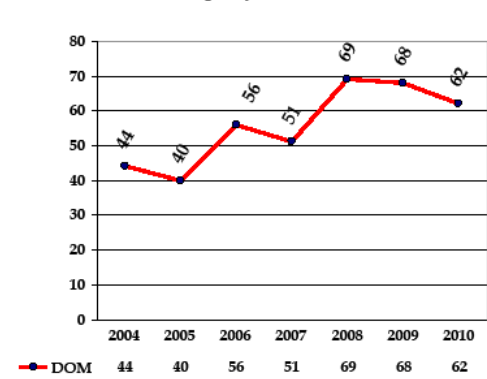
Average List Price and Sales Price



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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