

# Maplewood **October 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	3 PARK RD	Colonial	\$649,900	\$615,000	\$329,700	10/1/2010	101	94.63%	1.87
2	73 ESSEX AVE	Colonial	\$259,900	\$240,000	\$132,300	10/4/2010	147	92.34%	1.81
3	55 MIDLAND BLVD	Colonial	\$579,000	\$555,000	\$341,800	10/7/2010	44	95.85%	1.62
4	26 ELBERTA RD	Colonial	\$340,000	\$310,000	\$229,900	10/9/2010	38	91.18%	1.35
5	10 RUTGERS ST	Colonial	\$510,000	\$517,000	\$313,300	10/13/2010	37	101.37%	1.65
6	5 E CEDAR LN	Colonial	\$399,900	\$404,000	\$243,600	10/14/2010	37	101.03%	1.66
7	7 FOREST RD	Ranch	\$429,000	\$425,000	\$257,500	10/14/2010	93	99.07%	1.65
8	107 TUSCAN RD	Colonial	\$575,000	\$550,000	\$309,500	10/15/2010	173	95.65%	1.78
9	51 MENZEL AVE	Colonial	\$159,000	\$123,000	\$156,500	10/18/2010	63	77.36%	0.79
10	127 MAPLEWOOD AVE	Colonial	\$785,000	\$785,000	\$475,400	10/28/2010	29	100.00%	1.65
11	710 PROSPECT ST	Colonial	\$550,000	\$550,500	\$346,100	10/29/2010	20	100.09%	1.59
12	471-473 RICHMOND AVE	Colonial	\$675,000	\$670,000	\$367,400	10/29/2010	18	99.26%	1.82
<b>AVERAGES</b>			<b>\$492,642</b>	<b>\$478,708</b>			<b>67</b>	<b>95.65%</b>	<b>1.60</b>

<b>Average Days on Market</b>	<b>67</b>
<b>Average List Price</b>	<b>\$492,642</b>
<b>Average Sales Price</b>	<b>\$478,708</b>
<b>% of List Price to Sales Price</b>	<b>95.65%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>1.60</b>
<b># of Units for the Month</b>	<b>12</b>

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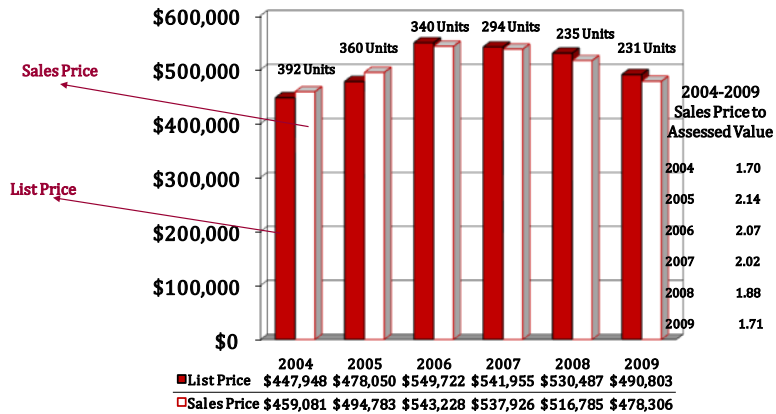
**FLASHBACK!!!!**  
**October 2009 YTD:**  
**AVG YTD Sales Price: \$476,663**  
**DOM: 70**  
**#Units YTD: 188**  
**SP:AV 1.72**

### 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	\$511,443	\$492,642			\$509,287
Average Sales Price	\$566,311	\$554,917	\$452,956	\$434,186	\$524,912	\$523,680	\$461,423	\$519,091	\$500,615	\$478,708			\$498,430
Days on Market	59	81	49	50	32	42	61	69	96	67			58
% of List Price to Sales Price	98.64%	99.82%	95.93%	98.08%	99.51%	96.84%	95.96%	99.46%	98.36%	95.65%			97.69%
Sales Price to Assessed Value	1.59	1.57	1.71	1.67	1.78	1.73	1.62	1.81	1.72	1.60			1.70
# Units Sold	9	12	18	23	17	44	26	29	21	12			211

### Maplewood Market Averages 2004-2009

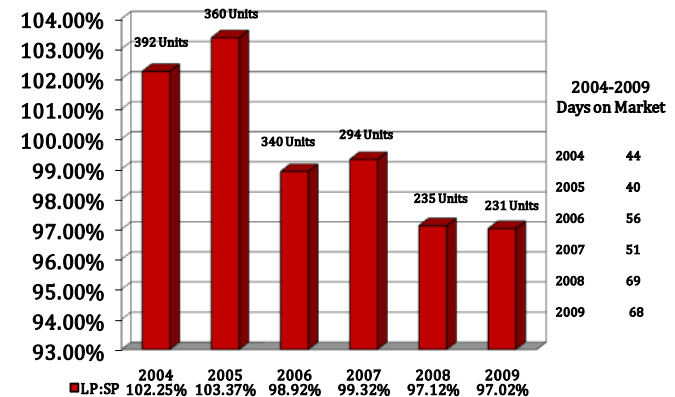
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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