

# Maplewood September 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	33 BROADVIEW AVE	Tudor	\$469,900	\$445,000	\$231,100	9/1/2010	73	94.70%	1.93
2	78 PLYMOUTH AVE	Colonial	\$475,000	\$455,000	\$295,100	9/1/2010	58	95.79%	1.54
3	43 Mountain Avenue	Colonial	\$950,000	\$900,000	\$597,100	9/1/2010	343	94.74%	1.51
4	291 WYOMING AVE	Colonial	\$775,000	\$760,000	\$392,000	9/2/2010	6	98.06%	1.94
5	18 RYNDAL RD	Colonial	\$469,000	\$465,000	\$192,700	9/3/2010	19	99.15%	2.41
6	18 CLAREMONT DR	Colonial	\$719,000	\$716,500	\$473,400	9/3/2010	70	99.65%	1.51
7	95 S COLLINWOOD RD	Tudor	\$625,000	\$615,000	\$382,300	9/10/2010	111	98.40%	1.61
8	14 SOUTH CRESCENT	Colonial	\$769,000	\$744,000	\$456,300	9/10/2010	23	96.75%	1.63
9	14 BROWN ST	Colonial	\$175,000	\$190,000	\$163,000	9/14/2010	519	108.57%	1.17
10	65 S PIERSON RD	Colonial	\$399,900	\$416,100	\$187,900	9/14/2010	91	104.05%	2.21
11	15 WILLIAMS ST	Colonial	\$265,000	\$281,000	\$179,700	9/15/2010	57	106.04%	1.56
12	37 ESSEX AVE	Tudor	\$299,000	\$298,000	\$140,000	9/15/2010	26	99.67%	2.13
13	78 HILLCREST RD	Cape/Bung	\$345,000	\$325,000	\$149,300	9/15/2010	57	94.20%	2.18
14	81 PARKER AVE	Colonial	\$638,811	\$638,811	\$401,500	9/15/2010	14	100.00%	1.59
15	37 FAIRVIEW TER	Custom	\$839,000	\$825,000	\$465,700	9/17/2010	22	98.33%	1.77
16	5 OAKLAND TER	Colonial	\$499,900	\$483,000	\$298,800	9/20/2010	20	96.62%	1.62
17	34 NEW ENGLAND RD	Colonial	\$599,000	\$569,000	\$367,300	9/20/2010	44	94.99%	1.55
18	9 BERKELEY RD	Colonial	\$609,000	\$600,000	\$321,000	9/21/2010	52	98.52%	1.87
19	234-236 ELMWOOD AVE	Colonial	\$199,900	\$197,000	\$152,800	9/23/2010	217	98.55%	1.29
20	47 COOLIDGE RD	Colonial	\$429,000	\$414,500	\$210,000	9/28/2010	25	96.62%	1.97
21	46 MENZEL AVE	Colonial	\$189,900	\$175,000	\$159,800	9/30/2010	173	92.15%	1.10
<b>AVERAGES</b>			<b>\$511,443</b>	<b>\$500,615</b>			<b>96</b>	<b>98.36%</b>	<b>1.72</b>

Average Days on Market	96
Average List Price	\$511,443
Average Sales Price	\$500,615
% of List Price to Sales Price	98.36%
Sales Price to Assessed Value Ratio	1.72
# of Units for the Month	21

© 2004-2010 Copyright Protected. All Rights Reserved



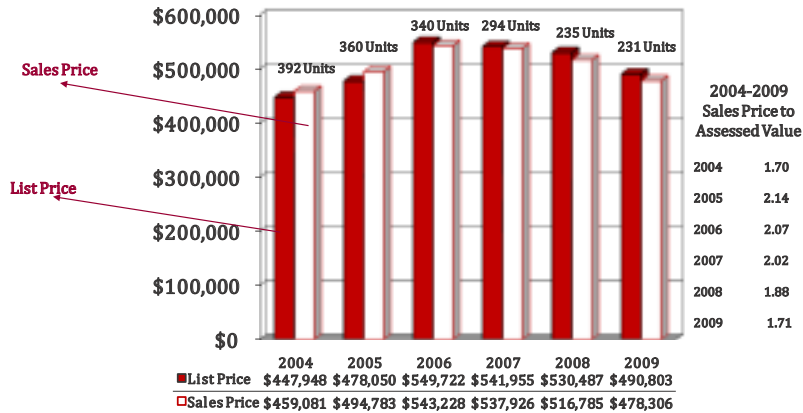
**FLASHBACK!!!!**  
**September 2009 YTD:**  
**AVG YTD Sales Price: \$478,814**  
**DOM: 69**  
**#Units YTD: 174**  
**SP:AV 1.73**

### 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				\$510,291
Average Sales Price	\$566,311	\$554,917	\$452,956	\$434,186	\$524,912	\$523,680	\$461,423	\$519,091	\$500,615				\$499,619
Days on Market	59	81	49	50	32	42	61	69	96				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%				97.82%
Sales Price to Assessed Value	1.59	1.57	1.71	1.67	1.78	1.73	1.62	1.81	1.72				1.71
# Units Sold	9	12	18	23	17	44	26	29	21				199

### Maplewood Market Averages 2004-2009

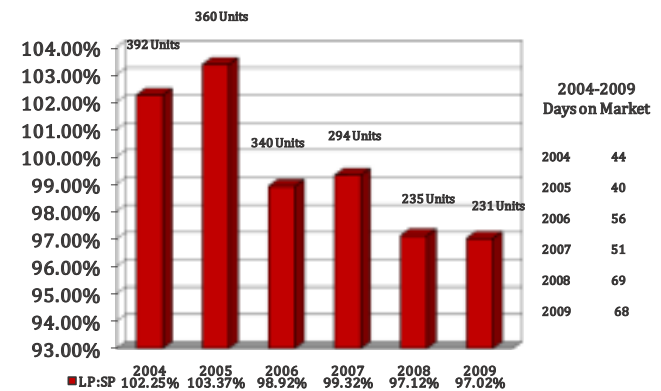
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.

© 2004-2010 Copyright Protected. All Rights Reserved

Brought to you by Vanessa Pollock & Her Team of Associates

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