

Maplewood **November 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	28 HUGHES ST	Colonial	\$229,900	\$210,000	\$153,500	11/2/2010	73	91.34%	1.37
2	45 MEADOWBROOK PL	TwnEndUn	\$154,000	\$147,000	\$61,700	11/3/2010	106	95.45%	2.38
3	18 HARVARD AVE	Colonial	\$595,000	\$652,000	\$254,300	11/3/2010	9	109.58%	2.56
4	16 EVERGREEN PL	Colonial	\$459,000	\$385,000	\$336,900	11/4/2010	159	83.88%	1.14
5	616 W SOUTH ORANGE AVE	HighRise	\$485,000	\$400,000	\$306,400	11/5/2010	10	82.47%	1.31
6	28 BURNETT TER	Colonial	\$517,500	\$495,000	\$290,400	11/5/2010	27	95.65%	1.70
7	10 CLAREMONT AVE	Colonial	\$949,000	\$855,000	\$520,000	11/5/2010	101	90.09%	1.64
8	120 MIDLAND BLVD	Colonial	\$385,000	\$375,000	\$181,300	11/12/2010	31	97.40%	2.07
9	51 PLYMOUTH AVE	Colonial	\$599,000	\$547,000	\$301,100	11/12/2010	23	91.32%	1.82
10	64 CONCORD AVE	Colonial	\$209,000	\$175,000	\$138,700	11/17/2010	116	83.73%	1.26
11	616 S ORANGE AVE 5M	OneFloor	\$199,000	\$190,000	\$237,300	11/19/2010	64	95.48%	0.80
12	79 RUTGERS ST	Colonial	\$299,900	\$270,000	\$172,100	11/19/2010	43	90.03%	1.57
13	576 PROSPECT ST	Colonial	\$469,997	\$390,000	\$502,300	11/19/2010	508	82.98%	0.78
14	35 WOODLAND RD	Colonial	\$745,000	\$710,000	\$434,100	11/19/2010	101	95.30%	1.64
15	414 ELMWOOD AVE	Colonial	\$329,000	\$307,500	\$237,600	11/20/2010	147	93.47%	1.29
AVERAGES			\$441,686	\$407,233			101	91.88%	1.56

Average Days on Market	101
Average List Price	\$441,686
Average Sales Price	\$407,233
% of List Price to Sales Price	91.88%
Sales Price to Assessed Value Ratio	1.56
# of Units for the Month	15

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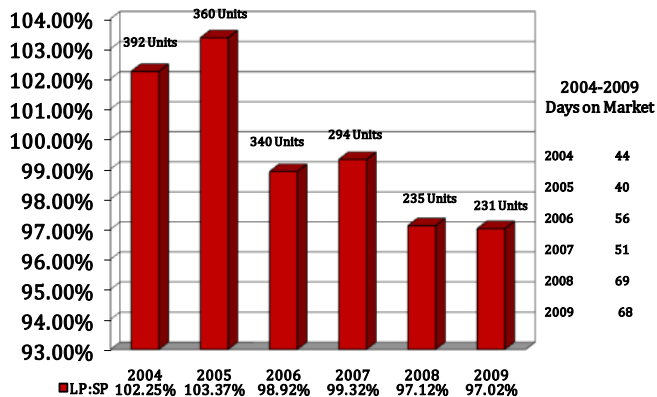
FLASHBACK!!!!
November 2009 YTD:
AVG YTD Sales Price: \$475,363
DOM: 70
#Units YTD: 207
SP:AV 1.72

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	\$441,686		\$504,800
Average Sales Price	\$566,311	\$554,917	\$452,956	\$434,186	\$524,912	\$523,680	\$461,423	\$519,091	\$500,615	\$478,708	\$407,233		\$492,377
Days on Market	59	81	49	50	32	42	61	69	96	67	101		61
% 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%	91.88%		97.31%
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	1.56		1.69
# Units Sold	9	12	18	23	17	44	26	29	21	12	15		226

Maplewood Market Averages 2004-2009

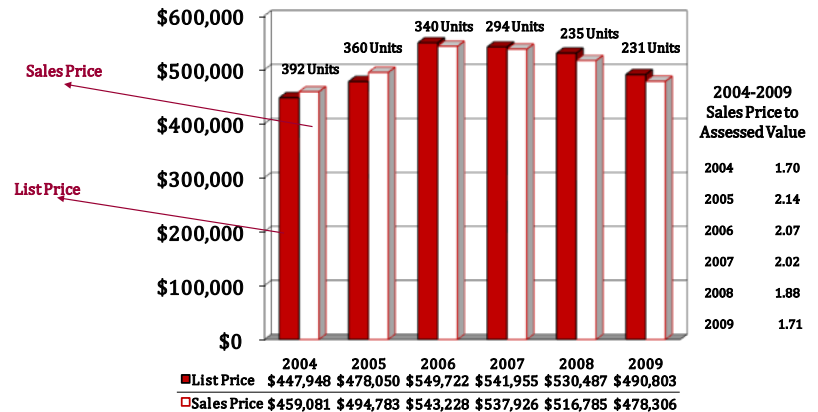
PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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

Maplewood Market Averages 2004-2009

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



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