

MAPLEWOOD

August 2012 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV
1	30-32 Essex Avenue	Ranch	3	1	206	\$209,000	\$175,000	83.73%	206	\$209,000	83.73%	\$203,200	0.86
2	44 Hughes Street	CapeCod	3	1	75	\$178,000	\$176,000	98.88%	627	\$245,000	71.84%	\$227,100	0.77
3	152 Franklin Avenue	Colonial	4	1	90	\$214,900	\$195,000	90.74%	90	\$224,900	86.71%	\$289,800	0.67
4	189 Jacoby Street	Colonial	3	2	184	\$229,900	\$205,000	89.17%	1457	\$334,900	61.21%	\$226,100	0.91
5	616 So Orange Ave, 2G	HighRise	2	2	101	\$289,000	\$273,750	94.72%	101	\$289,000	94.72%	\$363,800	0.75
6	510 Ridgewood Road	Colonial	3	1	63	\$399,000	\$350,000	87.72%	63	\$399,000	87.72%	\$498,300	0.70
7	8 Berkeley Road	Colonial	4	2	14	\$384,300	\$377,500	98.23%	165	\$450,000	83.89%	\$587,000	0.64
8	33 Fairview Terrace	Ranch/Cust	3	2	248	\$399,900	\$383,000	95.77%	248	\$447,000	85.68%	\$567,300	0.68
9	14 Highland Place	TwnEndUn	2	1	58	\$389,000	\$385,000	98.97%	58	\$425,000	90.59%	\$328,700	1.17
10	38 Rutgers Street	Colonial	4	2	83	\$425,000	\$415,000	97.65%	426	\$549,000	75.59%	\$483,500	0.86
11	26 Hoffman Street	Tudor	4	2	17	\$449,000	\$449,000	100.00%	17	\$449,000	100.00%	\$478,700	0.94
12	91 Jefferson Avenue	Colonial	3	1	210	\$470,000	\$450,000	95.74%	210	\$490,000	91.84%	\$483,000	0.93
13	629 Ridgewood Road	Victrian	4	2	81	\$450,000	\$450,000	100.00%	239	\$549,000	81.97%	\$509,900	0.88
14	57 Curtis Place	Colon/Tud	5	3	62	\$499,000	\$465,000	93.19%	265	\$595,000	78.15%	\$613,400	0.76
15	26 Essex Road	Colonial	4	3	77	\$525,000	\$500,000	95.24%	77	\$549,900	90.93%	\$501,200	1.00
16	111 Oakview Avenue	Colonial	3	1	8	\$506,999	\$507,000	100.00%	8	\$506,999	100.00%	\$531,600	0.95
17	623 Ridgewood Road	Victrian	5	2	68	\$550,000	\$515,000	93.64%	350	\$719,000	71.63%	\$597,000	0.86
18	22-24 Plymouth Place	Colon/Cust	6	4	56	\$589,000	\$522,500	88.71%	56	\$600,000	87.08%	\$552,300	0.95
19	18 Hoffman Street	Colonial	3	2	8	\$529,000	\$529,000	100.00%	8	\$529,000	100.00%	\$490,400	1.08
20	17 Salter Place	Colonial	3	1	76	\$550,000	\$540,000	98.18%	76	\$550,000	98.18%	\$478,700	1.13
21	22 Collinwood Road	Colonial	4	2	34	\$579,000	\$579,000	100.00%	126	\$589,000	98.30%	\$545,100	1.06
22	24 Courter Avenue	Colonial	4	2	33	\$599,000	\$580,500	96.91%	33	\$625,000	92.88%	\$562,400	1.03
23	23 Arcularius Terrace	Colonial	4	2	13	\$595,000	\$585,000	98.32%	13	\$595,000	98.32%	\$519,400	1.13
24	48 Burnett Terrace	Colonial	4	2	5	\$579,000	\$590,000	101.90%	5	\$579,000	101.90%	\$523,700	1.13
25	1 Woodhill Drive	Colonial	6	3	71	\$624,000	\$612,000	98.08%	229	\$698,000	87.68%	\$677,900	0.90

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* ACTUAL DOM includes previous expired and withdrawn dates. OLP reflects the original asking price that a house entered the market for sale.

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Not intended to solicit a property already listed.

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

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26	18 Woodhill Drive	Colonial	4	2	32	\$660,000	\$620,000	93.94%	187	\$779,000	79.59%	\$660,000	0.94
27	61 Jefferson Avenue	Colonial	3	2	10	\$629,000	\$629,000	100.00%	10	\$629,000	100.00%	\$631,000	1.00
28	24 Brook Lane	Colonial	4	3	19	\$600,000	\$655,000	109.17%	19	\$600,000	109.17%	\$512,000	1.28
29	88 Maplewood Avenue	Tudor	4	2	13	\$695,000	\$695,000	100.00%	13	\$695,000	100.00%	\$597,200	1.16
30	5 Fairview Terrace	Tudor	4	3	93	\$665,000	\$700,000	105.26%	93	\$665,000	105.26%	\$724,500	0.97
31	5 Curtis Place	Colonial	5	3	57	\$710,000	\$710,000	100.00%	57	\$750,000	94.67%	\$699,000	1.02
32	38 Mountain Avenue	Colonial	5	3	23	\$749,000	\$729,000	97.33%	23	\$749,000	97.33%	\$682,600	1.07
33	50 Curtis Place	Colonial	4	3	121	\$795,000	\$760,000	95.60%	121	\$819,000	92.80%	\$791,700	0.96
34	38 Claremont Drive	Colonial	6	4	28	\$775,000	\$765,000	98.71%	28	\$775,000	98.71%	\$644,100	1.19
35	5 Warner Road	Colonial	5	3	60	\$750,000	\$780,000	104.00%	60	\$780,000	100.00%	\$761,000	1.02
36	75 Woodland Road	Colonial	5	4	8	\$1,095,000	\$1,095,000	100.00%	8	\$1,095,000	100.00%	\$773,500	1.42
37	71-73 Durand Road	Colonial	6	3	38	\$1,199,000	\$1,150,000	95.91%	38	\$1,199,000	95.91%	\$1,020,400	1.13
38	11 Clinton Avenue	Victrian	5	3	14	\$1,175,000	\$1,170,000	99.57%	14	\$1,175,000	99.57%	\$769,200	1.52
AVERAGE					65	\$571,289	\$559,664	97.24%	153	\$602,808	91.41%		0.98

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

AS OF SEPTEMBER 9, 2012

Number of Units: 120

Average List Price: \$374,834

Average List Price to Assessed Value Ratio: 0.98

Average Days on Market: 124

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

AS OF SEPTEMBER 9, 2012

Number of Units: 48

Average List Price: \$373,981

Average List Price to Assessed Value Ratio: 0.97

Average Days on Market: 72

* ACTUAL DOM includes previous expired and withdrawn dates. OLP reflects the original asking price that a house entered the market for sale.

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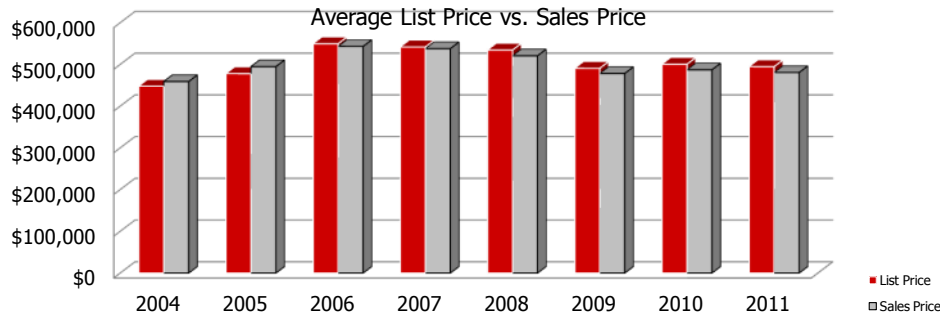
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood 2012 Year to Date Market Trends

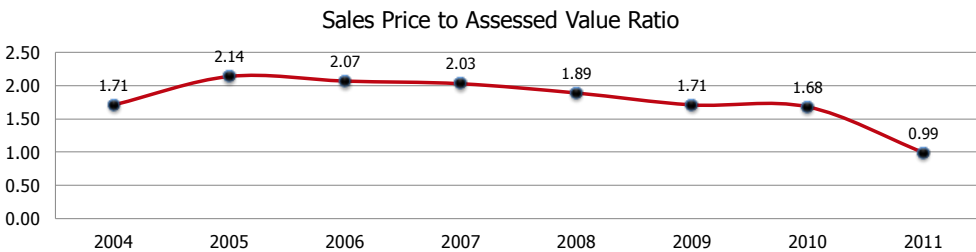
August 2011 YTD:
AVG YTD Sales Price: \$487,570
DOM: 68
#Units YTD: 168
SP:AV 0.99

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	71	112	83	32	41	48	55	65					61
Final List Price	\$484,562	\$393,906	\$378,565	\$514,765	\$433,708	\$508,157	\$484,252	\$571,289					\$485,525
Sales Price	\$471,308	\$379,278	\$368,147	\$510,559	\$427,355	\$502,540	\$475,733	\$559,664					\$476,440
Sales Price as a % of FLP	94.89%	95.02%	96.71%	99.99%	98.44%	98.77%	97.31%	97.24%					97.49%
Actual DOM	146	193	245	63	161	74	113	153					137
Original List Price	\$544,838	\$432,533	\$437,041	\$541,053	\$476,757	\$527,423	\$514,740	\$602,808					\$520,581
Sales Price as a % of OLP	83.25%	86.96%	83.18%	95.89%	90.33%	95.19%	91.27%	91.41%					90.63%
Sales Price to Assessed Value	0.88	0.86	0.85	1.10	0.98	1.04	1.05	0.98					0.99
# Units Sold	13	18	17	17	20	35	25	38					183

MAPLEWOOD 2004 - 2011



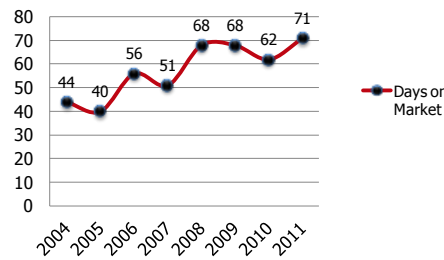
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809
SP	\$459,081	\$494,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676



MAPLEWOOD 2004 - 2011



2004-2011 Average Days on Market



2004-2011 # Units Sold

