

MAPLEWOOD

July 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	297 Elmwood Avenue	TwnIntUn	2	1	136	\$104,000	\$70,000	67.31%	136	\$129,000	54.26%	\$177,900	0.39
2	465-73 Valley Street	HighRise	2	2	83	\$175,000	\$166,000	94.86%	83	\$175,000	94.86%	\$152,500	1.09
3	182 Burnett Avenue	Colonial	3	1	51	\$189,000	\$189,100	100.05%	313	\$269,000	70.30%	\$237,100	0.80
4	24 Wellesley Street	Colonial	3	1	216	\$199,900	\$200,000	100.05%	216	\$279,000	71.68%	\$137,100	1.46
5	30 Ohio Street	Colonial	3	1	23	\$256,500	\$250,000	97.47%	23	\$256,500	97.47%	\$236,300	1.06
6	66-68 Franklin Avenue	Colonial	4	2	32	\$279,000	\$279,000	100.00%	32	\$279,000	100.00%	\$232,000	1.20
7	37 Essex Avenue	Colonial	3	2	34	\$325,000	\$315,000	96.92%	34	\$325,000	96.92%	\$234,600	1.34
8	21 Rynda Road	Colonial	4	1	30	\$409,000	\$405,000	99.02%	30	\$450,000	90.00%	\$363,100	1.12
9	104 Parker Avenue	Colonial	3	1	30	\$448,900	\$449,000	100.02%	30	\$465,000	96.56%	\$455,600	0.99
10	63 Highland Avenue	Colonial	4	2	23	\$450,000	\$450,000	100.00%	23	\$450,000	100.00%	\$445,300	1.01
11	119 Oakview Avenue	Colonial	5	2	47	\$499,000	\$465,000	93.19%	231	\$569,000	81.72%	\$546,700	0.85
12	48 Pierson Road	Colonial	4	1	41	\$489,000	\$467,000	95.50%	222	\$489,000	95.50%	\$469,100	1.00
13	39 Pierson Road	Colonial	4	1	9	\$525,000	\$520,000	99.05%	286	\$605,000	85.95%	\$532,900	0.98
14	32 Sommer Avenue	Colonial	5	2	37	\$540,000	\$521,214	96.52%	37	\$565,000	92.25%	\$489,600	1.06
15	4 Milton Street	Victrian	4	2	12	\$519,000	\$530,000	102.12%	12	\$519,000	102.12%	\$461,100	1.15
16	33 Burnett Terrace	Colonial	4	1	10	\$569,000	\$580,000	101.93%	10	\$569,000	101.93%	\$506,500	1.15
17	50 Midland Boulevard	Tudor	4	2	44	\$599,000	\$585,000	97.66%	44	\$599,000	97.66%	\$562,400	1.04
18	14 Burnet Street	Colonial	4	3	15	\$590,000	\$590,000	100.00%	15	\$590,000	100.00%	\$570,700	1.03
19	30 Washington Park	Colonial	4	2	125	\$595,000	\$592,000	99.50%	125	\$645,000	91.78%	\$606,900	0.98
20	15 Rutgers Street	Colonial	4	2	17	\$589,000	\$595,000	101.02%	17	\$589,000	101.02%	\$520,700	1.14

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* ACTUAL DOM includes previous expired and withdrawn dates.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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21	17-19 Claremont Avenue	Colonial	3	2	13	\$589,000	\$610,000	103.57%	13	\$589,000	103.57%	\$542,400	1.12
22	54 Curtis Place	Tudor	4	2	191	\$779,000	\$745,000	95.64%	646	\$975,000	76.41%	\$716,100	1.04
23	27 Roosevelt Road	Colonial	6	3	28	\$769,000	\$746,000	97.01%	64	\$829,000	89.99%	\$701,200	1.06
24	24 South Crescent	Colonial	5	3	71	\$799,000	\$779,000	97.50%	137	\$839,000	92.85%	\$819,100	0.95
25	686 Prospect Street	Colonial	4	3	47	\$820,000	\$795,000	96.95%	47	\$820,000	96.95%	\$709,700	1.12
AVERAGE					55	\$484,252	\$475,733	97.31%	113	\$514,740	91.27%	\$457,064	1.05

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

AS OF AUGUST 10, 2012

Number of Units: 123

Average List Price: \$356,743

Average List Price to Assessed Value Ratio: 0.97

Average Days on Market: 120

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

AS OF AUGUST 10, 2012

Number of Units: 33

Average List Price: \$363,848

Average List Price to Assessed Value Ratio: 0.93

Average Days on Market: 96

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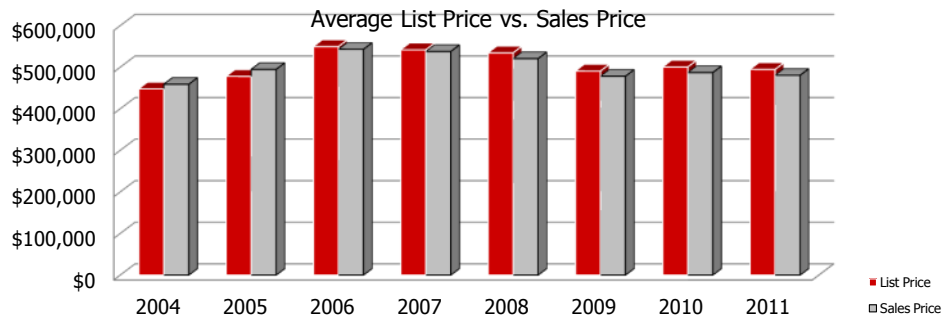
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Maplewood 2012 Year to Date Market Trends

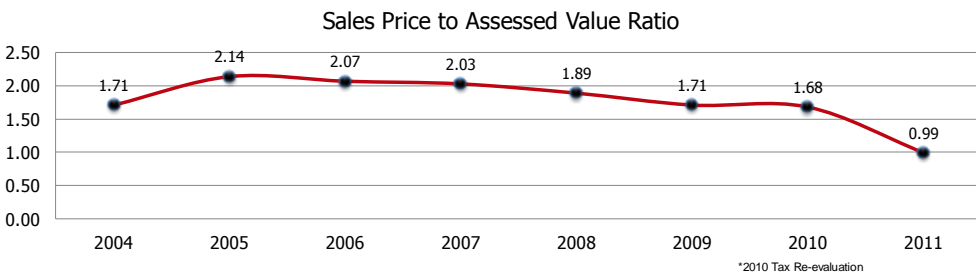
July 2011 YTD:
AVG YTD Sales Price: \$480,423
DOM: 68
#Units YTD: 136
SP:AV 1.00

	January	February	March	April	May	June	July	SP:FLP	September	October	SP:OLP	December	YTD AVG
Days on Market	71	112	83	32	41	48	55						60
Final List Price	\$484,562	\$393,906	\$378,565	\$514,765	\$433,708	\$508,157	\$484,252						\$463,049
Sales Price	\$471,308	\$379,278	\$368,147	\$510,559	\$427,355	\$502,540	\$475,733						\$454,630
Sales Price as a % of FLP	94.89%	95.02%	96.71%	99.99%	98.44%	98.77%	97.31%						97.56%
Actual DOM	146	193	245	63	161	74	113						123
Original List Price	\$544,838	\$432,533	\$437,041	\$541,053	\$476,757	\$527,423	\$514,740						\$495,997
Sales Price as a % of OLP	83.25%	86.96%	83.18%	95.89%	90.33%	95.19%	91.27%						90.92%
Sales Price to As-	0.88	0.86	0.85	1.10	0.98	1.04	1.05						0.99
# Units Sold	13	18	17	17	20	35	25						145

MAPLEWOOD 2004 - 2011



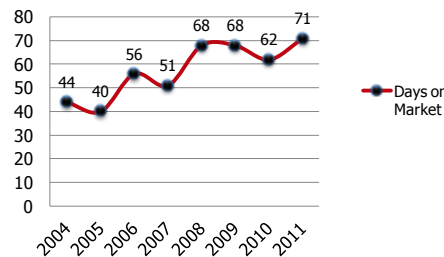
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809
SP	\$459,081	\$94,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676



MAPLEWOOD 2004 - 2011



2004-2011 Average Days on Market



2004-2011 # Units Sold

