

# MAPLEWOOD

## June 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	19 Berkeley Street	Colonial	3	1	75	\$89,900	\$80,000	88.99%	75	\$89,900	88.99%	\$214,300	0.37
2	90 Hillcrest Road	Colonial	3	1	60	\$249,000	\$235,000	94.38%	176	\$249,000	94.38%	\$191,000	1.23
3	22 Highland Avenue	Colonial	4	1	388	\$270,000	\$255,000	94.44%	388	\$315,000	80.95%	\$332,100	0.77
4	116 Orchard Road	Colonial	3	1	118	\$299,000	\$292,500	97.83%	118	\$305,000	95.90%	\$215,000	1.36
5	23 Brookwood Drive	Colonial	4	1	23	\$319,000	\$319,000	100.00%	23	\$319,000	100.00%	\$253,100	1.26
6	23 Park Avenue	Colonial	4	2	52	\$375,000	\$375,000	100.00%	234	\$459,000	81.70%	\$488,900	0.77
7	122 Indiana Street	Colonial	3	2	72	\$398,000	\$378,000	94.97%	178	\$450,000	84.00%	\$352,200	1.07
8	626 Valley Street	Colonial	4	2	107	\$397,800	\$397,900	100.03%	107	\$449,000	88.62%	\$369,600	1.08
9	17 Suffolk Avenue	Colonial	4	2	67	\$425,000	\$425,000	100.00%	67	\$425,000	100.00%	\$420,400	1.01
10	28 Madison Avenue	Colonial	3	1	86	\$475,000	\$465,000	97.89%	86	\$499,000	93.19%	\$455,800	1.02
11	9 Plymouth Place	Colonial	5	3	49	\$479,900	\$465,000	96.90%	307	\$615,000	75.61%	\$598,000	0.78
12	13 Evergreen Place	Colonial	3	1	18	\$500,000	\$475,000	95.00%	18	\$499,000	95.19%	\$489,200	0.97
13	79 Hudson Avenue	Colonial	3	2	10	\$487,000	\$480,000	98.56%	10	\$487,000	98.56%	\$367,300	1.31
14	14 Lancaster Avenue	Cott/Colo	4	1	39	\$489,000	\$481,000	98.36%	39	\$510,000	94.31%	\$482,700	1.00
15	58 Maplewood Avenue	Colonial	4	1	16	\$499,000	\$485,000	97.19%	16	\$499,000	97.19%	\$483,700	1.00
16	12 Essex Road	Colonial	4	2	22	\$500,000	\$490,000	98.00%	22	\$500,000	98.00%	\$515,800	0.95
17	38 Burr Road	Colonial	4	2	16	\$500,000	\$497,500	99.50%	16	\$500,000	99.50%	\$472,800	1.05
18	73 Oakland Road	Colonial	5	1	21	\$525,000	\$510,000	97.14%	107	\$649,000	78.58%	\$494,800	1.03
19	27 Park Road	Colonial	4	1	11	\$529,000	\$520,000	98.30%	11	\$529,000	98.30%	\$562,100	0.93
20	120 Oakview Avenue	Colonial	4	1	21	\$510,000	\$525,000	102.94%	21	\$510,000	102.94%	\$525,300	1.00
21	10-12 Oberlin Street	Colonial	4	1	35	\$550,000	\$535,000	97.27%	35	\$550,000	97.27%	\$521,200	1.03
22	42 Kensington Terrace	Colonial	3	2	79	\$521,000	\$541,000	103.84%	262	\$559,000	96.78%	\$463,400	1.17
23	8 Oakland Terrace	Colonial	4	1	22	\$550,000	\$545,000	99.09%	22	\$550,000	99.09%	\$486,200	1.12
24	447 Elmwood Avenue	Victrian	4	2	9	\$498,000	\$550,000	110.44%	9	\$498,000	110.44%	\$470,100	1.17
25	15 Burnett Terrace	Colonial	4	4	77	\$580,000	\$560,000	96.55%	77	\$625,000	89.60%	\$620,800	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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26	91 Oakview Avenue	Colonial	4	2	11	\$545,000	\$576,000	105.69%	11	\$545,000	105.69%	\$509,300	1.13
27	56 Bowdoin Street	Colonial	5	2	12	\$549,000	\$580,000	105.65%	12	\$549,000	105.65%	\$558,000	1.04
28	16 Girard Place	Colonial	4	2	16	\$595,000	\$610,000	102.52%	16	\$595,000	102.52%	\$507,100	1.20
29	12 Kendal Avenue	Colonial	4	2	10	\$599,900	\$614,000	102.35%	10	\$599,900	102.35%	\$519,600	1.18
30	31 Headley Place	Colonial	4	2	15	\$625,000	\$625,000	100.00%	15	\$625,000	100.00%	\$517,900	1.21
31	25 Hickory Drive	Colonial	6	2	46	\$669,000	\$625,000	93.42%	46	\$719,000	86.93%	\$654,900	0.95
32	9 Harvard Avenue	Colonial	5	3	8	\$659,000	\$659,000	100.00%	8	\$659,000	100.00%	\$596,800	1.10
33	8 Crestwood Drive	Tudor	5	3	2	\$699,000	\$699,000	100.00%	2	\$699,000	100.00%	\$737,100	0.95
34	616 Ridgewood Road	Colonial	7	2	17	\$729,000	\$720,000	98.77%	17	\$729,000	98.77%	\$663,700	1.08
35	16 Warner Road	Colo/Cust	5	5	34	\$1,100,000	\$999,000	90.82%	34	\$1,100,000	90.82%	\$930,800	1.07
<b>AVERAGE</b>					<b>48</b>	<b>\$508,157</b>	<b>\$502,540</b>	<b>98.77%</b>	<b>74</b>	<b>\$527,423</b>	<b>95.19%</b>	<b>\$486,886</b>	<b>1.04</b>

### CURRENT **"ACTIVE"** LISTINGS IN MAPLEWOOD

AS OF JUNE 12, 2012

**Number of Units: 132**

**Average List Price: \$377,863**

**Average List Price to Assessed Value Ratio: 1.01**

**Average Days on Market: 108**

### CURRENT **"UNDER CONTRACT"** LISTINGS IN MAPLEWOOD

AS OF JUNE 12, 2012

**Number of Units: 72**

**Average List Price: \$463,080**

**Average List Price to Assessed Value Ratio: 1.01**

**Average Days on Market: 67**

\* 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.

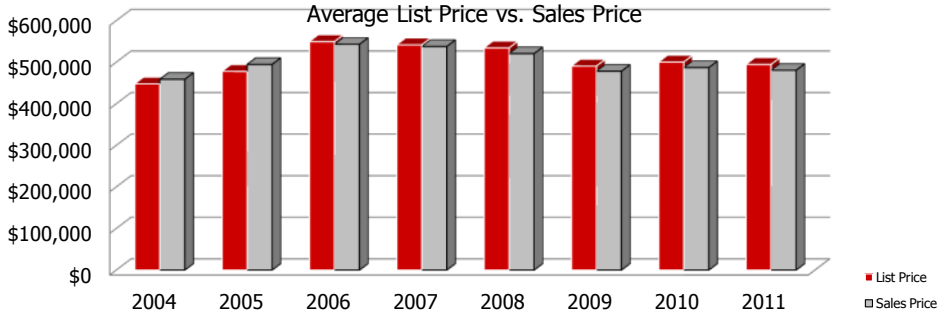
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Maplewood 2012 Year to Date Market Trends

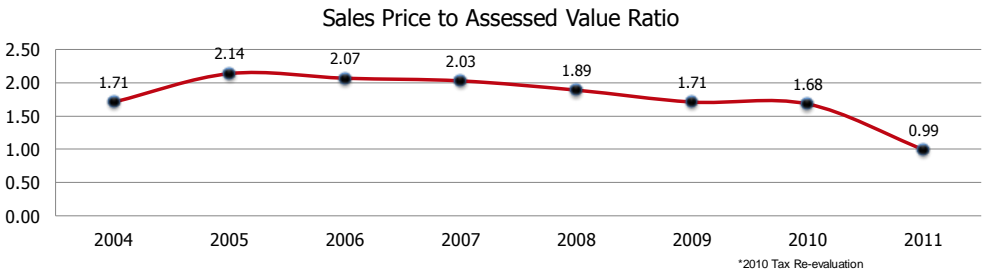
**June 2011 YTD:**  
**AVG YTD Sales Price: \$483,843**  
**DOM: 65**  
**#Units YTD: 115**  
**SP:AV 1.01**

	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							61
Final List Price	\$484,562	\$393,906	\$378,565	\$514,765	\$433,708	\$508,157							\$458,632
Sales Price	\$471,308	\$379,278	\$368,147	\$510,559	\$427,355	\$502,540							\$450,233
Sales Price as a % of FLP	94.89%	95.02%	96.71%	99.99%	98.44%	98.77%							97.61%
Actual DOM	146	193	245	63	161	74							137
Original List Price	\$544,838	\$432,533	\$437,041	\$541,053	\$476,757	\$527,423							\$495,759
Sales Price as a % of OLP	83.25%	86.96%	83.18%	95.89%	90.33%	95.19%							90.25%
Sales Price to As-	0.88	0.86	0.85	1.10	0.98	1.04							0.98
# Units Sold	13	18	17	17	20	35							120

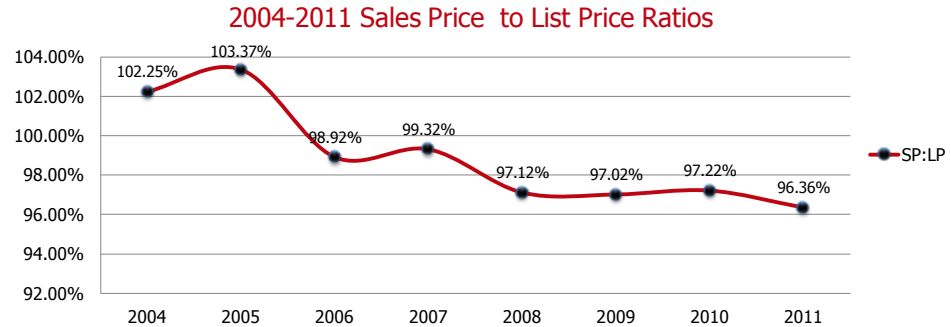
**MAPLEWOOD 2004 - 2011**



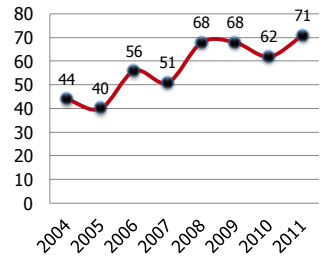
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$447,948	\$478,050	\$549,722	\$541,955	\$534,636	\$490,803	\$500,568	\$494,809
SP	\$459,081	\$94,783	\$543,228	\$537,926	\$520,795	\$478,306	\$487,124	\$480,676



**MAPLEWOOD 2004 - 2011**



2004-2011 Average Days on Market



2004-2011 # Units Sold

