

## MAPLEWOOD August 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make a truly educated decision when buying or selling your next home.

### Homes Sold in August 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM	Style
79 Lexington Ave.	\$183,000	\$112,000	\$141,700	2	1.1	495	Colonial
291B Elmwood Ave.	\$194,400	\$188,000	\$170,000	1	1	128	1st Fl Unt
22 Williams St.	\$339,000	\$286,000	\$305,500	4	2	90	Colonial
45 Hudson Ave.	\$312,000	\$312,000	\$290,000	3	2	39	Colonial
23 Wellesley Rd.	\$315,000	\$315,000	\$310,000	3	1	19	Colonial
108 Lexington Ave.	\$324,900	\$324,900	\$330,500	3	2.1	28	Colonial
54 Wellesley St.	\$325,000	\$325,000	\$324,450	3	1	37	Colonial
382 Boyden Ave.	\$369,000	\$349,000	\$330,000	5	2.1	82	Colonial
48 Sommer Ave.	\$464,000	\$464,000	\$450,000	3	2	19	Colonial
14 Rynda Rd.	\$509,000	\$485,000	\$467,500	3	1.1	95	Colonial
32 Elberta Rd.	\$529,000	\$529,000	\$529,000	3	1.2	28	Colonial
27 Burr Rd.	\$549,900	\$529,900	\$490,000	4	2.1	71	Colonial
28 Lancaster Ave.	\$575,000	\$534,500	\$527,500	4	2.1	167	Colonial
13 Claremont Dr.	\$569,000	\$569,000	\$669,000	4	2.2	15	Colonial
55 Yale St.	\$589,000	\$575,000	\$545,000	5	2.1	79	Colonial
10 Tower Dr.	\$600,000	\$600,000	\$607,000	5	3.2	32	Tudor
431 Walton Rd.	\$610,000	\$610,000	\$610,000	5	2.1	7	Colonial
23 Courter Ave.	\$639,000	\$619,000	\$607,000	5	3.1	45	Colonial
104 Plymouth Ave.	\$674,900	\$654,900	\$628,500	4	2.2	107	Colonial
8 Hubert Pl.	\$749,000	\$729,000	\$728,000	6	2.1	57	Colonial
21 Crestwood Dr.	\$769,000	\$769,000	\$765,000	5	3.2	16	Colonial
10 Collinwood Rd.	\$769,000	\$769,000	\$740,000	4	3.1	9	Chalt/Col
15 Washington Pk.	\$775,000	\$775,000	\$776,000	5	3.1	51	Colonial
150 Wyoming Ave.	\$779,000	\$779,000	\$750,000	5	3.2	119	Tudor
100 Durand Rd.	\$785,000	\$785,000	\$785,000	4	2.1	33	Colonial
1 Mountain View	\$997,500	\$997,500	\$947,500	5	3.2	62	Colonial

Average Days on Market: 74      Total Sales for Month: 26  
 Average List Price: \$440,209      Average Sale Price: \$531,698  
 % of List Price to Sales Price: 99%

Aug-10	Active Listings		New Listings		Under Contract			Sold Listings			
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0	0	0	0	0	0%
1	9	160,833	3	188,000	0	0	0	1	170,000	128	90%
2	38	342,216	6	580,317	2	267,000	92	1	141,700	495	127%
3	64	355,962	6	305,300	8	323,950	91	7	385,921	38	98%
4	56	488,218	7	579,286	11	504,527	70	7	592,214	70	100%
5+	30	738,254	2	739,950	6	687,969	59	10	666,550	55	98%
TOWN	197	440,209	24	475,525	27	474,193	75	26	531,698	74	99%

### MARKET TRENDS in Maplewood August 2009 - August 2010

	Aug. '09	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$462,310	\$475,496	\$472,079	\$487,929	\$445,077	\$450,174	\$438,082
Ave Sale Price	\$608,911	\$464,100	\$428,083	\$480,612	\$517,432	\$578,975	\$534,455
SP/LP Ratio	98%	97%	98%	98%	99%	98%	98%
DOM	42	78	64	72	53	48	85
# of Homes Sold	19	25	13	17	22	8	12

	Mar.	Apr.	May	June	July	Aug. '10
Ave List Price	\$447,321	\$458,253	\$458,904	\$459,576	\$440,918	\$440,209
Ave Sale Price	\$432,147	\$424,814	\$512,781	\$502,948	\$459,478	\$531,698
SP/LP Ratio	97%	99%	100%	98%	97%	99%
DOM	47	47	34	40	64	74
# of Homes Sold	18	21	16	40	23	26