

MAPLEWOOD September 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 see your next home.

Homes Sold in September 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
14 Brown St.	\$349,000	\$175,000	\$190,000	2	1.2	519
46 Menzel Ave.	\$234,900	\$189,900	\$175,000	3	1	173
234-236 Elmwood Ave.	\$262,900	\$199,900	\$197,000	5	1.1	217
15 Williams St.	\$265,000	\$265,000	\$281,000	3	2	57
37 Essex Ave.	\$299,000	\$299,000	\$298,000	3	2	26
78 Hillcrest Rd.	\$354,000	\$345,000	\$325,000	4	2.1	57
65 S. Pierson Rd.	\$539,000	\$399,900	\$416,100	4	1.1	91
47 Coolidge Rd.	\$429,000	\$429,000	\$414,500	3	1.1	25
18 Rynda Rd.	\$469,000	\$469,000	\$465,000	3	1.1	19
33 Broadview Ave.	\$489,900	\$469,900	\$445,000	4	1.1	73
78 Plymouth Ave.	\$499,000	\$475,000	\$455,000	4	1.1	58
5 Oakland Ter.	\$499,900	\$499,900	\$483,000	3	1.1	20
34 New England Rd.	\$650,000	\$599,000	\$569,000	4	2.1	44
9 Berkeley Rd.	\$629,000	\$609,000	\$600,000	4	2.1	52
95 S. Collinwood Rd.	\$635,000	\$625,000	\$615,000	3	3.1	111
81 Parker Ave.	\$638,811	\$638,811	\$638,811	5	2.1	14
18 Claremont Dr.	\$749,000	\$719,000	\$716,500	6	3.2	70
14 S. Crescent	\$769,000	\$769,000	\$744,000	4	3.2	23
291 Wyoming Ave.	\$815,000	\$775,000	\$760,000	5	2.1	6
37 Fairview Ter.	\$839,000	\$839,000	\$825,000	4	3.1	22
43 Mountain Ave.	\$1,295,000	\$950,000	\$900,000	4	2.1	343

Average Days on Market: 96 Total Sales for Month: 21
 Average List Price: \$451,016 Average Sale Price: \$500,615
 % of List Price to Sales Price: 98%

Sep-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Ave LP	Avg. DOM
0	0	0	0	0	0	0	0
1	9	156,389	0	0	1	154,000	106
2	39	333,792	3	199,633	4	224,475	181
3	69	366,691	21	391,081	3	365,967	47
4	63	520,027	19	579,331	4	391,850	71
5+	32	722,709	11	756,091	4	648,725	100
TOWN	212	451,016	54	521,035	16	394,506	103

MARKET TRENDS in Maplewood September 2009 - September 2010

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	\$475,496	\$472,079	\$487,929	\$445,077	\$450,174	\$438,082	\$447,321
Ave Sale Price	\$464,100	\$428,083	\$480,612	\$517,432	\$578,975	\$534,455	\$432,147
SP/LP Ratio	97%	98%	98%	99%	98%	98%	97%
DOM	78	64	72	53	48	85	47
# of Homes Sold	25	13	17	22	8	12	18

	Apr.	May	June	July	Aug.	Sept. '10
Ave List Price	\$458,253	\$458,904	\$459,576	\$440,918	\$440,209	\$451,016
Ave Sale Price	\$424,814	\$512,781	\$502,948	\$459,478	\$531,698	\$500,615
SP/LP Ratio	99%	100%	98%	97%	99%	98%
DOM	47	34	40	64	74	96
# of Homes Sold	21	16	40	23	26	21

The data relating to real estate for sale on this website comes in part from the IDX Program of Garden State Multiple Listing Service, L.L.C. Copyright © 2010 Garden State Multiple Listing L.L.C. All rights reserved.

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Style

- Colonial
- Colonial
- Colonial
- Colonial
- Tudor
- Bungalow
- Colonial
- Colonial
- Colonial
- Tudor
- Colonial
- Colonial
- Colonial
- Colonial
- Tudor
- Colonial
- Colonial
- Colonial
- Colonial
- Colonial
- Custom
- Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
1	190,000	519	109%
7	390,214	62	98%
9	586,567	85	97%
4	578,078	77	99%
21	500,615	96	98%

