

## MAPLEWOOD November 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 November 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
45 Meadowbrook Pl.	\$168,000	\$154,000	\$147,000	1	1	106
616 S. Orange Ave. #5M	\$219,000	\$199,000	\$190,000	1	1.1	64
65 Concord Ave.	\$242,000	\$209,000	\$175,000	3	1	116
28 Hughes St.	\$289,900	\$229,900	\$210,000	3	1.2	73
79 Rutgers St.	\$299,900	\$299,900	\$270,000	4	1.1	43
414 Elmwood Ave.	\$350,000	\$329,000	\$307,500	2	1.1	147
120 Midland Blvd.	\$385,000	\$385,000	\$375,000	4	1.1	31
16 Evergreen Pl.	\$549,000	\$459,000	\$385,000	4	3	159
616 W. S. Orange Ave.	\$485,000	\$485,000	\$400,000	2	2.1	10
28 Burnett Ter.	\$517,500	\$517,500	\$495,000	3	1.1	27
18 Harvard Ave.	\$595,000	\$595,000	\$652,000	4	2.2	9
51 Plymouth Ave.	\$599,000	\$599,000	\$547,000	4	3.1	23
35 Woodland Rd.	\$769,000	\$745,000	\$710,000	5	3	101
10 Claremont Ave.	\$994,000	\$949,000	\$855,000	5	3.2	101

Average Days on Market: 72      Total Sales for Month: 14  
 Average List Price: \$454,445      Average Sale Price: \$408,393  
 % of List Price to Sales Price: 93%

Nov-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	1	99,000	1	99,000	0	0	0
1	7	149,570	1	145,490	0	0	0
2	27	399,663	6	493,133	1	166,900	48
3	67	371,530	10	418,090	5	312,380	71
4	54	483,379	8	463,413	8	483,236	45
5+	32	703,244	5	751,600	5	723,399	134
TOWN	188	454,445	31	479,016	19	487,194	76

## MARKET TRENDS in Maplewood November 2009 - November 2010

	Nov. '09	Dec.	Jan.	Feb.	Mar.	Apr.	May
Ave List Price	\$487,929	\$445,077	\$450,174	\$438,082	\$447,321	\$458,253	\$458,904
Ave Sale Price	\$480,612	\$517,432	\$578,975	\$534,455	\$432,147	\$424,814	\$512,781
SP/LP Ratio	98%	99%	98%	98%	97%	99%	100%
DOM	72	53	48	85	47	47	34

<b># of Homes Sold</b>	17	22	8	12	18	21	16
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	<b>June</b>	<b>July</b>	<b>Aug.</b>	<b>Sept.</b>	<b>Oct.</b>	<b>Nov. '10</b>
<b>Ave List Price</b>	\$459,576	\$440,918	\$440,209	\$451,016	\$441,596	\$454,455
<b>Ave Sale Price</b>	\$502,948	\$459,478	\$531,698	\$500,615	\$725,818	\$408,393
<b>SP/LP Ratio</b>	98%	97%	99%	98%	149%	93%
<b>DOM</b>	40	64	74	96	71	72
<b># of Homes Sold</b>	40	23	26	21	11	14

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**Style**

- Twnhse-
- One Fl.
- Colonial
- Colonial
- Colonial
- Colonial
- Colonial
- Colonial
- Hi-Rise
- Colonial
- Colonial
- Colonial
- Colonial
- Colonial

Sold Listings			
# of Res. Homes	Ave SP	Avg. DOM	SP/LP
0	0	0	0
2	168,000	85	95%
2	353,750	79	87%
3	293,333	72	92%
5	445,800	53	95%
2	782,500	101	92%
14	408,393	72	93%