

# Maplewood August 2011 Market Activity

The average Realtor sells a home every 73\* days. I sell one every 6 days. Call me today to find out how I can do that for you.

Want to know what your home is worth? Visit [www.maplewoodhomevalues.com](http://www.maplewoodhomevalues.com)

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	Liveable Area Sq Ft	Price Per Sq Ft	DOM
449 Boyden Avenue	Colonial	5	2	1.0	\$140,000	\$125,910	\$226,000	89.94%	55.71%	1165	\$108	0
29 Hilton Avenue	Colo/FixrUppr	8	4	2.1	\$189,900	\$145,000	\$236,700	76.36%	61.26%	1596	\$91	98
14 South Pierson Road	Colonial	8	3	1.2	\$325,000	\$300,000	\$386,000	92.31%	77.72%	1564	\$192	46
491 Prospect Street	Cust/Split	8	3	2.1	\$349,900	\$330,000	\$438,000	94.31%	75.34%	2238	\$147	157
17 Broadview Avenue	Colonial	7	3	1.1	\$375,000	\$370,000	\$401,000	98.67%	92.27%	1587	\$233	30
85 Oakland Road	Colonial	7	3	1.1	\$395,000	\$385,000	\$393,000	97.47%	97.96%	1422	\$271	74
97 Tuscan Road	RanchRas	6	3	2.0	\$398,999	\$373,000	\$407,400	93.48%	91.56%	1520	\$245	94
40 Burroughs Way	Tudor	10	4	2.1	\$399,900	\$374,360	\$469,400	93.61%	79.75%	2470	\$152	100
9 North Terrace	Colonial	8	4	2.0	\$419,000	\$407,900	\$426,000	97.35%	95.75%	1707	\$239	54
43 Burroughs Way	Tudor	8	4	3.1	\$429,000	\$403,000	\$465,000	93.94%	86.67%	2208	\$183	44
34 Plymouth Avenue	Colonial	10	5	1.1	\$429,000	\$390,000	\$464,000	90.91%	84.05%	1842	\$212	153
50 Park Avenue	Colonial	9	4	1.1	\$444,900	\$410,000	\$484,400	92.16%	84.64%	1830	\$224	84
45 Salter Place	Colonial	7	3	1.1	\$469,000	\$447,500	\$424,100	95.42%	105.52%	1420	\$315	61
114 Oakland Road	Colonial	8	4	2.1	\$515,000	\$500,000	\$432,800	97.09%	115.53%	1894	\$264	134
61 Midland Boulevard	Colonial	8	3	2.1	\$520,000	\$510,000	\$534,300	98.08%	95.45%	2105	\$242	82
18-20 Plymouth Place	Colonial	8	4	2.2	\$529,900	\$525,000	\$603,300	99.08%	87.02%	2920	\$180	64
440 Baldwin Road	Colonial	10	5	2.2	\$535,000	\$527,000	\$517,800	98.50%	101.78%	2687	\$196	78
128 Oakview Avenue	Colonial	10	3	2.2	\$539,000	\$525,000	\$460,000	97.40%	114.13%	2145	\$245	52
56 Salter Place	Colonial	11	4	2.1	\$569,000	\$540,000	\$548,300	94.90%	98.49%	2537	\$213	72
9 Madison Avenue	Cottage	7	4	2.0	\$574,321	\$550,000	\$440,800	95.77%	124.77%	2006	\$274	31



Margaret "Maggee" Miggins  
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"Relax...You're with Maggee"

Average Days on Market	68
Average List Price	\$532,801
Average Sales Price	\$517,943
% of List Price to Sales Price	96.53%
Average Price per SF	\$223
Sales Price to Assessed Value Ratio	96.53%
# of Sold Homes for the Month	32

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

If you are currently listed with another broker please do not consider this a solicitation of your home.

\*Liveable area square footage taken from 2011 Re-Evaluations and are considered approximate\*

\*The average number of homes Realtors sold was provided by a 2009 report

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479 Baldwin Road	Colonial	9	5	2.1	\$600,000	\$590,000	\$561,100	98.33%	105.15%	2479	\$238	111
712 Prospect Street	Colonial	8	4	3.1	\$615,000	\$608,000	\$581,500	98.86%	104.56%	2800	\$217	70
693 Prospect Street	Colonial	11	5	2.1	\$635,000	\$635,000	\$594,200	100.00%	106.87%	3097	\$205	14
403 Elmwood Avenue	Colonial	9	4	4.1	\$637,000	\$621,000	\$657,500	97.49%	94.45%	2932	\$212	97
22 Courter Avenue	Colonial	10	5	2.1	\$675,000	\$675,000	\$595,000	100.00%	113.45%	2522	\$268	18
92 Maplewood Avenue	Colonial	11	5	2.1	\$679,900	\$680,000	\$736,500	100.01%	92.33%	2534	\$268	54
24 Ridgewood Terrace	Colonial	11	6	2.1	\$699,000	\$717,500	\$677,100	102.65%	105.97%	2871	\$250	99
184 Wyoming Avenue	Colonial	12	5	4.1	\$749,000	\$749,000	\$704,900	100.00%	106.26%	3153	\$238	23
26 Claremont Avenue	Colonial	11	5	3.1	\$769,000	\$725,000	\$775,700	94.28%	93.46%	3080	\$235	94
28 Oakland Road	Colonial	11	6	3.2	\$799,000	\$790,000	\$711,300	98.87%	111.06%	3480	\$227	22
79 Jefferson Avenue	Colonial	11	4	3.2	\$799,900	\$820,000	\$677,800	102.51%	120.98%	2841	\$289	7
29 Durand Road	Colonial	9	4	2.1	\$845,000	\$825,000	\$755,400	97.63%	109.21%	2947	\$280	61
<b>AVERAGES</b>		9	4		\$532,801	\$517,943		96.17%	96.53%	2300	\$223	68

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