

Maplewood July 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

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	Liveable Area Sq Ft	Price Per Sq Ft	DOM
46 Ohio Street	Ranch	7	2	2	\$184,000	\$184,000	\$229,400	100.00%	80.21%	912	\$202	175
44 Orchard Road	Colonial	8	3	2	\$189,900	\$148,000	\$280,500	77.94%	52.76%	1600	\$93	311
129 Rutgers Street	CapeCod	6	3	2	\$219,000	\$210,000	\$230,800	95.89%	90.99%	1433	\$147	108
30 Union Avenue	Ranch	7	3	1	\$220,000	\$228,000	\$235,000	103.64%	97.02%	1116	\$204	13
1710 Edund Terrace	Colonial	9	3	2	\$235,000	\$210,000	\$261,700	89.36%	80.24%	1789	\$117	240
216 Laurel Avenue	Colonial	7	3	2	\$235,000	\$225,000	\$232,300	95.74%	96.86%	1347	\$167	65
55 Oberlin Street	Colonial	8	3	2	\$309,000	\$294,000	\$415,600	95.15%	70.74%	1771	\$166	92
45 Burr Road	Colonial	9	3	1	\$399,000	\$425,000	\$370,500	106.52%	114.71%	1594	\$267	9
10 Norfolk Avenue	Colonial	8	3	2	\$465,000	\$452,000	\$513,300	97.20%	88.06%	2308	\$196	17
616 South Orange Avenue, 7L	HighRise	5	2	2	\$499,000	\$415,000	\$464,200	83.17%	89.40%	1441	\$288	7
60 Tuscan Road	Colonial	11	5	2	\$525,000	\$535,500	\$551,200	102.00%	97.15%	2735	\$196	83
515 Prospect Street	Colonial	8	4	2	\$537,000	\$522,000	\$524,300	97.21%	99.56%	2732	\$191	44
16 Burnett Street	Colonial	12	4	2	\$539,000	\$542,000	\$507,400	100.56%	106.82%	1497	\$362	42
481 Summit Avenue	Colonial	14	5	2	\$585,000	\$585,000	\$720,900	100.00%	81.15%	3792	\$154	57
22 Burnett Terrace	Colonial	9	5	2	\$629,000	\$615,000	\$543,300	97.77%	113.20%	2399	\$256	41
13 Owen Drive	Colonial	9	4	2	\$635,000	\$605,085	\$621,400	95.29%	97.37%	2373	\$255	108
35 Ridgewood Terrace	Colonial	11	5	3	\$665,000	\$610,000	\$689,300	91.73%	88.50%	2856	\$214	103
52 Kendal Avenue	Colonial	11	4	2	\$665,000	\$660,000	\$574,500	99.25%	114.88%	2467	\$268	47
50 Pierson Road	Colonial	8	4	2	\$719,000	\$690,000	\$547,800	95.97%	125.96%	1970	\$350	13
20 Beach Place	Colonial	11	4	3	\$850,000	\$890,000	\$632,800	104.71%	140.64%	2594	\$343	23
616 South Orange Avenue,8C	HighRise	6	2	3	\$895,000	\$650,000	\$853,200	72.63%	76.18%	1441	\$451	192
AVERAGES					\$485,662	\$461,695		95.32%	95.35%	2008	\$233	85



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Average Days on Market	85
Average List Price	\$485,662
Average Sales Price	\$461,695
% of List Price to Sales Price	95.32%
Average Price per SF	\$233
Sales Price to Assessed Value Ratio	95.35%
# of Sold Homes for the Month	21

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