

Maplewood October 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.

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Address	Style	Rooms	Bedrooms	Baths	Original		Assessment	LP:SP	SP:AV	Liveable Area Sq Ft	Price Per Sq Ft	DOM
					List Price	Sales Price						
22 East Cedar Lane	CapeCod	7	4	1.1	\$375,000	\$377,000	\$357,900	100.53%	105.34%	1543	\$244	15
36 Plymouth Avenue	Colonial	8	4	1.1	\$479,000	\$405,000	\$431,900	84.55%	93.77%	1722	\$235	86
383 Elmwood Avenue	Colonial	8	3	2.0	\$499,900	\$422,000	\$522,600	84.42%	80.75%	2084	\$202	90
11 Saint Lawrence Avenue	Colonial	10	5	1.2	\$475,000	\$475,000	\$443,000	100.00%	107.22%	1736	\$274	36
77 Claremont Avenue	Colonial	8	4	2.1	\$650,000	\$520,000	\$603,000	80.00%	86.24%	1952	\$266	181
30 Ridgewood Terrace	Colonial	10	5	3.1	\$729,000	\$710,000	\$730,000	97.39%	97.26%	2938	\$242	20
176-178 Wyoming Avenue	Tudor	13	5	4.2	\$929,000	\$750,000	\$878,500	80.73%	85.37%	3364	\$223	307
454 Walton Road	Colonial	12	5	4.1	\$924,900	\$850,000	\$713,900	91.90%	119.06%	2820	\$301	32
AVERAGES						\$632,725	\$563,625	89.94%	96.88%	2270	\$249	96

Average Days on Market	96
Average List Price	\$632,725
Average Sales Price	\$563,625
% of List Price to Sales Price	89.94%
Average Price per SF	\$249
Sales Price to Assessed Value Ratio	96.88%
# of Sold Homes for the Month	8



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"Relax...You're with Maggee"

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