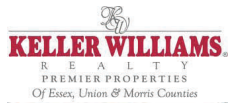


# Maplewood **April 2011** Market Activity

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

Address	Style	Rooms	List Price	Sales Price	Old		New		DOM	LP:SP
					Assessment	SP:AV	Assessment	SP:AV		
43 Coolidge Road	Colonial	10	\$229,500	\$235,000	\$244,200	0.96	\$313,700	0.75	23	102.40%
64 Concord Avenue	Colonial	8	\$319,900	\$295,000	\$138,700	2.13	\$234,000	1.26	12	92.22%
17 Rynda Road	Colonial	8	\$362,500	\$370,500	\$190,000	1.95	\$345,100	1.07	7	102.21%
51 Oberlin Street	Colonial	8	\$524,900	\$495,000	\$246,100	2.01	\$482,400	1.03	78	94.30%
16 Ridgewood Terrace	Colonial	10	\$575,000	\$541,000	\$492,400	1.10	\$659,200	0.82	29	94.09%
18 Garthwaite Terrace	Colonial	9	\$589,000	\$597,000	\$377,500	1.58	\$549,000	1.09	15	101.36%
24 Lenox Place	Colonial	10	\$648,000	\$650,000	\$392,900	1.65	\$538,700	1.21	13	100.31%
476 Summit Avenue	Victrian	14	\$649,900	\$632,500	\$439,000	1.44	\$777,300	0.81	47	97.32%
25 South Crescent	Colonial	10	\$849,000	\$840,000	\$453,000	1.85	\$734,200	1.14	45	98.94%
629 Prospect Street	Colonial	15	\$920,000	\$940,000	\$608,700	1.54	\$955,100	0.98	35	102.17%
<b>AVERAGES</b>			<b>\$566,770</b>	<b>\$559,600</b>		<b>1.62</b>		<b>1.02</b>	<b>30</b>	<b>98.73%</b>



**Margaret "Maggee" Miggins**  
Broker Associate

**The Miggins Group**  
973.376.8990 – Direct  
973.879.9711 – Cell  
973.376.0033 x309 – Office  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)  
*"Relax...You're with Maggee"*

Average Days on Market	<b>30</b>
Average List Price	<b>\$566,770</b>
Average Sales Price	<b>\$559,600</b>
% of List Price to Sales Price	<b>98.73%</b>
Sales Price to Assessed Value Ratio	<b>0.95</b>
# of Sold Homes for the Month	<b>10</b>

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

\*if your house is currently listed with another broker, please do not consider this a solicitation of your home.