



Maplewood **August 2010** Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|-------|----------------------|----------|------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 79 Lexington Avenue | Colonial | \$112,000 | \$141,700 | \$135,100 | 08/03/2010 | 495 | 126.52% | 1.05 |
| 2 | 291B Elmwood Avenue | FirstFlr | \$188,000 | \$170,000 | \$51,600 | 08/27/2010 | 128 | 90.43% | 3.29 |
| 3 | 22 Williams Street | Colonial | \$286,000 | \$305,500 | \$159,900 | 08/23/2010 | 90 | 106.82% | 1.91 |
| 4 | 45 Hudson Avenue | Colonial | \$312,000 | \$290,000 | \$141,000 | 08/13/2010 | 39 | 92.95% | 2.06 |
| 5 | 23 Wellesley Road | Colonial | \$315,000 | \$310,000 | \$196,900 | 08/19/2010 | 19 | 98.41% | 1.57 |
| 6 | 108 Lexington Avenue | Colonial | \$324,900 | \$330,500 | \$156,600 | 08/19/2010 | 28 | 101.72% | 2.11 |
| 7 | 54 Wellesley Street | Colonial | \$325,000 | \$324,450 | \$150,500 | 08/20/2010 | 37 | 99.83% | 2.16 |
| 8 | 382 Boyden Avenue | Colonial | \$349,000 | \$330,000 | \$134,400 | 08/24/2010 | 82 | 94.56% | 2.46 |
| 9 | 48 Sommer Avenue | Colonial | \$464,000 | \$450,000 | \$284,000 | 08/18/2010 | 19 | 96.98% | 1.58 |
| 10 | 14 Rynda Road | Colonial | \$485,000 | \$467,500 | \$187,200 | 08/20/2010 | 95 | 96.39% | 2.50 |
| 11 | 32 Elberta Road | Colonial | \$529,000 | \$529,000 | \$216,400 | 08/02/2010 | 28 | 100.00% | 2.44 |
| 12 | 27 Burr Road | Colonial | \$529,900 | \$490,000 | \$263,000 | 08/31/2010 | 71 | 92.47% | 1.86 |
| 13 | 28 Lancaster Avenue | Colonial | \$534,500 | \$527,500 | \$349,500 | 08/24/2010 | 167 | 98.69% | 1.51 |
| 14 | 38 Maplewood Avenue | Colonial | \$548,000 | \$544,000 | \$312,800 | 08/31/2010 | 16 | 99.27% | 1.74 |



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|-----------------|-------------------------|----------|------------------|------------------|--------------|------------|-----------|---------------|-------------|
| 15 | 13 Claremont Drive | Colonial | \$569,000 | \$669,000 | \$427,900 | 08/02/2010 | 15 | 117.57% | 1.56 |
| 16 | 55 Yale Street | Colonial | \$575,000 | \$545,000 | \$311,500 | 08/31/2010 | 79 | 94.78% | 1.75 |
| 17 | 10 Tower Drive | Tudor | \$600,000 | \$607,000 | \$506,200 | 08/13/2010 | 32 | 101.17% | 1.20 |
| 18 | 431 Walton Road | Colonial | \$610,000 | \$610,000 | \$430,000 | 08/20/2010 | 7 | 100% | 1.42 |
| 19 | 23 Courter Avenue | Colonial | \$619,000 | \$607,000 | \$340,700 | 08/19/2010 | 45 | 98.06% | 1.78 |
| 20 | 104 Plymouth Avenue | Colonial | \$654,900 | \$628,500 | \$363,700 | 08/10/2010 | 107 | 95.97% | 1.73 |
| 21 | 8 Hubert Place | Colonial | \$729,000 | \$728,000 | \$395,800 | 08/18/2010 | 57 | 99.86% | 1.84 |
| 22 | 21 Crestwood Drive | Colonial | \$769,000 | \$765,000 | \$502,300 | 08/11/2010 | 16 | 99.48% | 1.52 |
| 23 | 10 Collinwood Road | Colonial | \$769,000 | \$740,000 | \$439,300 | 08/31/2010 | 9 | 96.23% | 1.68 |
| 24 | 15 Washington Park | Colonial | \$775,000 | \$776,000 | \$434,500 | 08/02/2010 | 51 | 100% | 1.79 |
| 25 | 150 Wyoming Avenue | Tudor | \$779,000 | \$750,000 | \$583,100 | 08/13/2010 | 119 | 96.28% | 1.29 |
| 26 | 100 Durand Road | Colonial | \$785,000 | \$785,000 | \$457,300 | 08/31/2010 | 33 | 100% | 1.72 |
| 27 | 1 Mountain View Terrace | Colonial | \$997,500 | \$947,500 | \$544,400 | 08/20/2010 | 62 | 94.99% | 1.74 |
| AVERAGES | | | \$538,285 | \$532,154 | | | 72 | 98.86% | 1.82 |



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|--|------------------|
| Average Days on Market | 72 |
| Average List Price | \$538,285 |
| Average Sales Price | \$532,154 |
| % of List Price to Sales Price | 98.86% |
| Sales Price to Assessed Value Ratio | 1.82 |
| # of Units for the Month | 27 |