

# Maplewood February 2011 Market Activity

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

Address	Style	List Price	Sales Price	Old		New		DOM	LP:SP
				Assessment	SP:AV	Assessment	SP:AV		
465-73 Valley St unit 3D	HighRise	\$148,000	\$136,000	\$64,800	2.10	\$120,400	1.13	131	91.89%
51 Hilton Avenue	Colonial	\$166,900	\$172,165	\$163,100	1.06	\$310,400	0.55	48	103.15%
226 Parker Avenue	Colonial	\$229,900	\$220,000	\$157,800	1.39	\$219,400	1.00	211	95.69%
47 Dunnell Road	Colonial	\$280,000	\$250,000	\$198,400	1.26	\$414,700	0.60	8	89.29%
66 Burnett Terrace	Colonial	\$360,000	\$335,000	\$314,200	1.07	\$416,800	0.80	102	93.06%
105 Plymouth Avenue	Colonial	\$399,000	\$403,000	\$268,300	1.50	\$462,100	0.87	115	101.00%
13 Manley Terrace	Colonial	\$415,000	\$392,500	\$165,000	2.38	\$275,100	1.43	87	94.58%
34 Harvard Avenue	Colonial	\$479,000	\$479,000	\$260,000	1.84	\$514,500	0.93	12	100.00%
9 Claremont Avenue	Colonial	\$499,000	\$500,000	\$304,100	1.64	\$511,700	0.98	150	100.20%
1 Claremont Drive	Colonial	\$499,000	\$450,000	\$444,900	1.01	\$551,800	0.82	142	90.18%
10 Salter Place	Colonial	\$500,000	\$500,000	\$287,400	1.74	\$456,000	1.10	10	100.00%
5 Girard Place	Colonial	\$555,000	\$555,000	\$300,800	1.85	\$472,400	1.17	15	100.00%
2 Rutgers Street	Colonial	\$599,000	\$617,000	\$355,500	1.74	\$591,800	1.04	84	103.01%
51 Claremont Avenue	Colonial	\$649,000	\$625,000	\$489,300	1.28	\$625,700	1.00	43	96.30%
9 Morse Drive	Tudor	\$750,000	\$721,900	\$510,400	1.41	\$693,100	1.04	7	96.25%
<b>AVERAGES</b>			<b>\$435,253</b>	<b>\$423,771</b>		<b>1.55</b>	<b>0.95</b>	<b>78</b>	<b>97.36%</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)  
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Average Days on Market	<b>78</b>
Average List Price	<b>\$435,253</b>
Average Sales Price	<b>\$423,771</b>
% of List Price to Sales Price	<b>97.36%</b>
Sales Price to Assessed Value Ratio	<b>0.95</b>
# of Sold Homes for the Month	<b>15</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.