

Maplewood June 2011 Market Activity

Want to know what your home is worth? Visit www.MaplewoodHomeValues.com

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	SP: LP	SP:AV	Livable Area SF	Price per SF	DOM
33A Meadowbrook Place	OneFloor	4	1	1.0	\$110,000	\$109,000	\$154,700	99%	70%	812	\$134	280
152A Boyden Avenue	OneFloor	4	1	1.0	\$125,000	\$112,500	\$148,400	90%	76%	812	\$139	97
27-29 Berkeley Street	CapeCod	5	3	1.0	\$159,900	\$85,000	\$222,500	53%	38%	965	\$88	190
204 Jacoby Street	Colonial	7	3	1.0	\$169,000	\$170,000	\$220,800	101%	77%	1,340	\$127	55
271 Elmwood Avenue	TwIntUn	4	2	1.0	\$188,500	\$178,000	\$180,000	94%	99%	960	\$185	19
465-73 Valley Street 6N	HighRise	4	2	2.0	\$189,000	\$173,000	\$149,900	92%	115%	1,058	\$164	98
118 Lexington Avenue	Colonial	6	3	1.0	\$247,500	\$240,000	\$285,200	97%	84%	1,535	\$156	15
37 Brookwood Drive	Colonial	7	3	1.1	\$335,000	\$335,000	\$278,900	100%	120%	1,683	\$199	29
116 Orchard Road	Colonial	8	4	2.0	\$349,000	\$342,000	\$271,600	98%	126%	1,712	\$200	8
15 Ball Place	Tudor	9	3	1.1	\$359,000	\$354,000	\$433,900	99%	82%	2,013	\$176	31
25 Colgate Road	Colonial	8	3	2.1	\$409,000	\$392,500	\$435,500	96%	90%	1,707	\$230	44
22 Oberlin Street	Colonial	8	3	1.1	\$415,000	\$395,000	\$432,900	95%	91%	1,678	\$235	45
32 Suffolk Avenue	Colonial	7	3	1.1	\$478,000	\$472,500	\$493,100	99%	96%	1,878	\$252	15
24 Midland Boulevard	Bungalow	9	4	2.0	\$485,000	\$470,000	\$477,100	97%	99%	2,210	\$213	109
8 Hoffman Street	Cottage	7	3	2.0	\$489,000	\$479,000	\$422,000	98%	114%	1,532	\$313	35
8 Mountain Avenue	Colonial	8	4	2.1	\$539,000	\$535,000	\$496,000	99%	108%	1,903	\$281	49
9 Collinwood Road	Colonial	8	3	2.2	\$579,900	\$567,500	\$555,500	98%	102%	2,222	\$255	17
21 New England Road	Colonial	9	5	2.3	\$580,000	\$552,500	\$484,600	95%	114%	2,042	\$271	155



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Average Days on Market	66
Average List Price	\$496,716
Average Sales Price	\$486,048
% of List Price to Sales Price	96%
Average Price per SF	\$227
Sales Price to Assessed Value Ratio	98%
# of Sold Homes for the Month	31

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

Liveable area square footage taken from 2011 Re-Evaluations and are considered approximate

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11 Collinwood Road	Colonial	9	4	2.1	\$590,000	\$576,000	\$585,900	98%	98%	2,301	\$250	25
65 Plymouth Avenue	Colonial	11	5	2.2	\$597,500	\$595,000	\$625,600	100%	95%	2,705	\$220	37
141 Lenox Terrace	Colonial	8	3	2.2	\$599,000	\$580,000	\$535,000	97%	108%	2,156	\$269	28
24 Oakland Road	Colonial	8	4	3.1	\$599,900	\$550,000	\$654,400	92%	84%	2,961	\$186	70
1 Hemlock Court	Colonial	8	4	2.1	\$649,000	\$640,000	\$554,900	99%	115%	2,240	\$286	51
3 Hemlock Court	Colonial	8	4	3.2	\$665,000	\$686,500	\$610,900	103%	112%	2,198	\$312	15
46 Sagamore Road	Colonial	14	6	3.1	\$675,000	\$701,000	\$906,400	104%	77%	3,993	\$176	137
25 Highland Place	Colonial	9	3	3.1	\$689,000	\$675,000	\$628,300	98%	107%	2,558	\$264	25
26 Mountain Avenue	Colonial	9	4	3.1	\$769,000	\$750,000	\$643,000	98%	117%	1,913	\$392	83
35 Crestwood Drive	Colonial	12	6	3.2	\$775,000	\$762,500	\$808,300	98%	94%	3,415	\$223	88
6 Hickory Drive	Colonial	11	6	3.1	\$795,000	\$810,000	\$680,200	102%	119%	2,819	\$287	16
46 Curtis Place	Colonial	10	4	3.1	\$819,000	\$810,000	\$767,200	99%	106%	2,974	\$272	87
145 Wyoming Avenue	Colonial	11	6	4.2	\$969,000	\$969,000	\$874,600	100%	111%	3,449	\$281	88
Averages					\$496,716	\$486,048		96%	98%		\$227	66



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