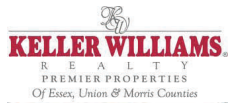


Maplewood **March 2011** Market Activity

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

Address	Style	Rooms	List Price	Sales Price	Old Assessment	SP:AV	New Assessment	SP:AV	DOM	LP:SP
18 William Street	Colonial	8	\$193,900	\$193,000	\$171,700	1.12	\$260,000	0.74	102	99.54%
25-27 Concord Avenue	Ranch	8	\$249,999	\$245,000	\$141,500	1.73	\$251,900	0.97	33	98.00%
28 Menzel Avenue	Colonial	7	\$299,000	\$282,500	\$149,700	1.89	\$272,400	1.04	31	94.48%
16 Broadview Avenue	Colonial	7	\$398,000	\$375,000	\$222,500	1.69	\$365,000	1.03	36	94.22%
12 Midland Boulevard	Colonial	7	\$449,000	\$430,000	\$304,200	1.41	\$435,800	0.99	36	95.77%
157 Oakland Road	Colonial	10	\$485,000	\$477,500	\$356,800	1.34	\$505,600	0.94	245	98.45%
30 Lancaster Avenue	Colonial	10	\$565,000	\$555,000	\$329,200	1.69	\$542,100	1.02	11	98.23%
280 Wyoming Avenue	Tudor	9	\$629,000	\$620,000	\$355,600	1.74	\$626,400	0.99	125	98.57%
14 Ridgewood Terrace	Victorian	12	\$649,000	\$630,000	\$406,400	1.55	\$684,500	0.92	79	97.07%
105 Oakview Avenue	Colonial	9	\$659,000	\$638,000	\$374,300	1.70	\$557,900	1.14	19	96.81%
40 Ridgewood Terrace	Colonial	9	\$699,000	\$680,000	\$501,200	1.36	\$651,700	1.04	79	97.28%
34 Ridgewood Terrace	Colonial	10	\$740,000	\$721,000	\$439,500	1.64	\$643,100	1.12	106	97.43%
649 Prospect Street	Colonial	13	\$895,000	\$875,000	\$470,400	1.86	\$766,500	1.14	64	97.77%
40 Hickory Drive	Colonial	13	\$949,000	\$925,000	\$565,700	1.64	\$977,900	0.95	111	97.47%
AVERAGES			\$561,421	\$546,214		1.60		1.00	77	97.29%



Margaret "Maggee" Miggins
Broker Associate

The Miggins Group
973.376.8990 – Direct
973.879.9711 – Cell
973.376.0033 x309 – Office
maggee@migginsrealestate.com
www.MigginsRealEstate.com
"Relax...You're with Maggee"

Average Days on Market	77
Average List Price	\$561,421
Average Sales Price	\$546,214
% of List Price to Sales Price	97.36%
Sales Price to Assessed Value Ratio	0.95
# of Sold Homes for the Month	15

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.