



Maplewood **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	14 Brown Street	Colonial	\$175,000	\$190,000	\$163,000	09/14/2010	519	108.57%	1.17
2	46 Menzel Avenue	Colonial	\$189,900	\$175,000	\$159,800	09/30/2010	173	92.15%	1.10
3	234-236 Elmwood Avenue	Colonial	\$199,900	\$197,000	\$152,800	09/23/2010	217	98.55%	1.29
4	15 Williams Street	Colonial	\$265,000	\$281,000	\$179,700	09/15/2010	57	106.04%	1.56
5	37 Essex Avenue	Tudor	\$299,000	\$298,000	\$140,000	09/15/2010	26	99.67%	2.13
6	78 Hillcrest Road	CapeCod	\$345,000	\$325,000	\$149,300	09/15/2010	57	94.20%	2.18
7	65 S Pierson Road	Colonial	\$399,900	\$416,100	\$187,900	09/14/2010	91	104.05%	2.21
8	47 Coolidge Road	Colonial	\$429,000	\$414,500	\$210,000	09/28/2010	25	96.62%	1.97
9	18 Rynda Road	Colonial	\$469,000	\$465,000	\$192,700	09/03/2010	19	99.15%	2.41
10	33 Broadview Avenue	Tudor	\$469,900	\$445,000	\$231,100	09/01/2010	73	94.70%	1.93



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11	78 Plymouth Avenue	Colonial	\$475,000	\$455,000	\$295,100	09/01/2010	58	95.79%	1.54
12	5 Oakland Terrace	Colonial	\$499,900	\$483,000	\$298,800	09/20/2010	20	96.62%	1.62
13	34 New England Road	Colonial	\$599,000	\$569,000	\$367,300	09/20/2010	44	94.99%	1.55
14	9 Berkeley Road	Colonial	\$609,000	\$600,000	\$321,000	09/21/2010	52	98.52%	1.87
15	95 S Collinwood Road	Tudor	\$625,000	\$615,000	\$382,300	09/10/2010	111	98.40%	1.61
16	81 Parker Avenue	Colonial	\$638,811	\$638,811	\$401,500	09/15/2010	14	100.00%	1.59
17	18 Claremont Drive	Colonial	\$719,000	\$716,500	\$473,400	09/03/2010	70	99.65%	1.51
18	14 South Crescent	Colonial	\$769,000	\$744,000	\$456,300	09/10/2010	23	96.75%	1.63
19	291 Wyoming Avenue	Colonial	\$775,000	\$760,000	\$392,000	09/02/2010	6	98.06%	1.94
20	37 Fairview Terrace	Custom	\$839,000	\$825,000	\$465,700	09/17/2010	22	98.33%	1.77
21	43 Mountain Avenue	Colonial	\$950,000	\$900,000	\$597,100	09/01/2010	343	94.74%	1.51
AVERAGES			\$511,443	\$500,615			96	97.88%	1.72



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Average Days on Market	96
Average List Price	\$511,443
Average Sales Price	\$500,615
% of List Price to Sales Price	97.88%
Sales Price to Assessed Value Ratio	1.72
# of Units for the Month	21