

Maplewood March 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	285A Elmwood Ave	MultiFlr	\$227,000	\$205,000	\$77,400	3/1/2010	82	90.31%	2.65
2	2 Woodland Rd	Colonial	\$499,000	\$499,000	\$534,900	3/1/2010	49	100.00%	0.93
3	664 Irvington Ave	TwnEndUn	\$220,000	\$203,000	\$105,100	3/3/2010	91	92.27%	1.93
4	28 S. Crescent	Colonial	\$790,000	\$787,500	\$449,100	3/3/2010	51	99.68%	1.75
5	467 Valley St	HighRise	\$175,000	\$155,000	\$75,500	3/9/2010	62	88.57%	2.05
6	28 Meadowbrook Rd	Colonial	\$299,900	\$270,000	\$175,600	3/11/2010	146	90.03%	1.54
7	389 Elmwood Avenue	Tudor	\$415,000	\$430,500	\$260,000	3/15/2010	7	103.73%	1.66
8	12 Evergreen Place	Colonial	\$525,000	\$502,000	\$352,000	3/15/2010	47	95.62%	1.43
9	13-15 Plymouth Ave	SplitLev	\$499,000	\$475,000	\$293,700	3/17/2010	25	95.19%	1.62
10	616 So. Orange Ave, 4J	HighRise	\$249,000	\$215,000	\$256,300	3/18/2010	2	86.35%	0.84
11	34 Oakland Rd	Tudor	\$635,000	\$659,642	\$354,200	3/19/2010	10	103.88%	1.86
12	65 S. Pierson Rd	Colonial	\$249,900	\$230,000	\$187,900	3/22/2010	6	92.04%	1.22
13	7 Alden Pl	Colonial	\$509,000	\$499,000	\$226,800	3/23/2010	48	98.04%	2.20
14	49 Kensington Ter	Colonial	\$569,900	\$560,000	\$264,000	3/24/2010	10	98.26%	2.12
15	364 Elmwood Ave	Colonial	\$489,000	\$471,557	\$318,300	3/26/2010	68	96.43%	1.48
16	430 Lenox Pl	Colonial	\$550,000	\$550,000	\$268,400	3/29/2010	14	100.00%	2.05
17	542 Prospect Street	Victrian	\$699,000	\$690,000	\$407,300	3/31/2010	31	98.71%	1.69
18	480 Ridgewood Road	Colonial	\$769,000	\$751,000	\$432,200	3/31/2010	129	97.66%	1.74
AVERAGES			\$464,983	\$452,956			49	95.93%	1.71



Average Days on Market
Average List Price
Average Sales Price
% of List Price to Sales Price
Sales Price to Assessed Value Ratio
of Units for the Month

49
\$464,983
\$452,956
95.93%
1.71
18





RESIDENTIAL BROKERAGE

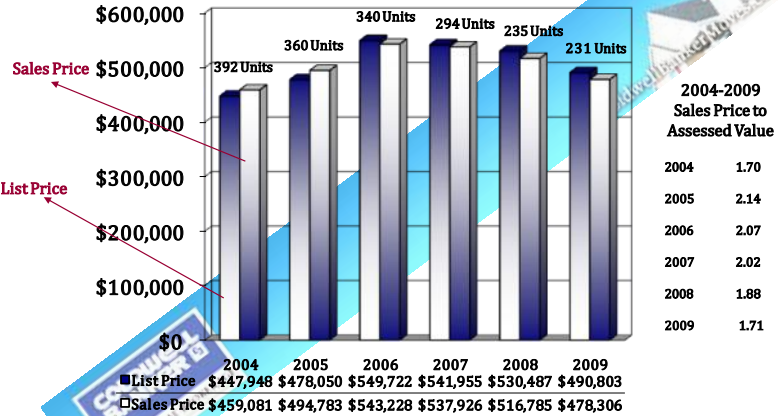
FLASHBACK!!!!
March 2009 YTD:
AVG YTD Sales Price: \$408,477
DOM: 89
#Units YTD: 37
SP:AV 1.70

Maplewood 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$575,322	\$565,833	\$464,983										\$521,477
Average Sales Price	\$566,311	\$554,917	\$452,956										\$510,487
Days on Market	59	81	49										61
% of List Price to Sales Price	98.64%	99.82%	95.93%										97.75%
Sales Price to Assessed Value	1.59	1.57	1.71										1.64
# Units Sold	9	12	18										39

Maplewood Market Averages 2004-2009

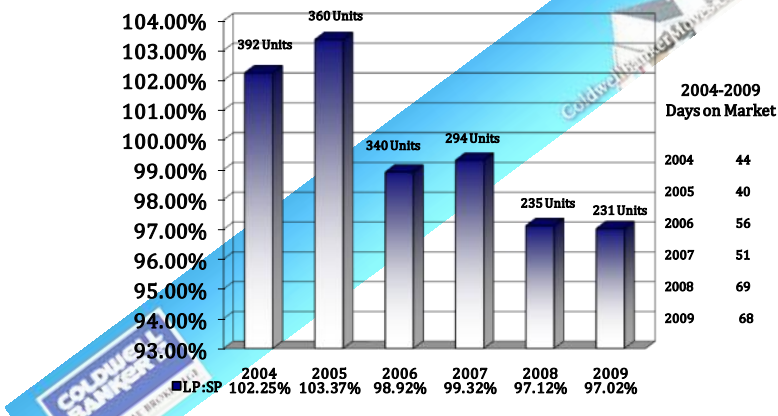
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

Maplewood Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.