



2010 YTD Real Estate Market Activity

Maplewood October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price	Sale Price	Total	Closed Date	DOM	SP:LP	SP:AV
					(LP)	(SP)	Assessed Value (AV)				
1	10 RUTGERS ST	Colonial	4	2.1	\$510,000	\$517,000	\$313,300	10/13/10	37	101.37%	1.65
2	107 TUSCAN RD	Colonial	4	2.2	\$575,000	\$550,000	\$309,500	10/15/10	173	95.65%	1.78
3	127 MAPLEWOOD AVE	Colonial	6	2.1	\$785,000	\$785,000	\$475,400	10/28/10	29	100.00%	1.65
4	26 ELBERTA RD	Colonial	4	2.2	\$340,000	\$310,000	\$229,900	10/09/10	38	91.18%	1.35
5	3 PARK RD	Colonial	5	3	\$649,900	\$615,000	\$329,700	10/01/10	101	94.63%	1.87
6	471-473 RICHMOND AVE	Colonial	5	3.1	\$675,000	\$670,000	\$367,400	10/29/10	18	99.26%	1.82
7	5 E CEDAR LN	Colonial	4	2.1	\$399,900	\$404,000	\$243,600	10/14/10	37	101.03%	1.66
8	51 MENZEL AVE	Colonial	3	1	\$159,000	\$123,000	\$156,500	10/18/10	63	77.36%	0.79
9	55 MIDLAND BLVD	Colonial	4	2.2	\$579,000	\$555,000	\$341,800	10/07/10	44	95.85%	1.62
10	7 FOREST RD	Ranch	3	2	\$429,000	\$425,000	\$257,500	10/14/10	93	99.07%	1.65
11	710 PROSPECT ST	Colonial	5	3.2	\$550,000	\$550,500	\$346,100	10/29/10	20	100.09%	1.59
12	73 ESSEX AVE	Colonial	3	1	\$259,900	\$240,000	\$132,300	10/04/10	147	92.34%	1.81
AVERAGES					\$492,642	\$478,708			67	95.65%	1.60

<i># of Units for the Month</i>	12
<i>Average List Price</i>	\$492,642
<i>Average Sale Price</i>	\$478,708
<i>% of Sale Price to List Price</i>	95.65%
<i>Average Days on Market</i>	67
<i>Sales Price to Assessed Value Ratio</i>	1.60



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	9	12	18	23	17	44	26	29	21	12			211
Average List Price	\$573,322	\$565,833	\$464,983	\$441,530	\$525,176	\$539,832	\$476,785	\$525,438	\$511,443	\$492,642			\$511,698
Average Sale Price	\$566,311	\$554,917	\$452,956	\$434,186	\$524,912	\$523,680	\$461,423	\$519,091	\$500,615	\$478,708			\$501,680
% of Sale Price to List Price	98.64%	99.82%	95.93%	98.08%	99.51%	96.84%	95.96%	99.46%	98.36%	95.65%			97.83%
Days on Market	59	81	49	50	32	42	61	69	96	67			61
Sales Price to Assessed Value	1.59	1.57	1.71	1.67	1.78	1.73	1.62	1.81	1.72	1.60			1.68

