

## Maplewood December 2008 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	4 Marion Place	CapeCod	\$265,000	\$269,000	\$124,700	11/3/2008	51	101.51%	2.16
2	88 Plymouth Ave	Colonial	\$539,000	\$520,000	\$282,900	11/5/2008	16	96.47%	1.84
3	662 Prospect St	Colonial	\$549,000	\$525,000	\$327,000	11/6/2008	64	95.63%	1.61
4	729 Prospect St.	Colonial	\$479,876	\$505,000	\$207,700	11/14/2008	7	105.24%	2.43
5	10 North Terrace	Colonial	\$550,000	\$550,000	\$293,600	11/14/2008	9	100.00%	1.87
6	72-B Meadowbrook Pl-3	OneFloor	\$166,900	\$154,000	\$55,600	11/18/2008	121	92.27%	2.77
7	1677 Springfield Ave.	OneFloor	\$325,000	\$350,000	\$0	11/19/2008	13	107.69%	
8	17 Vermont Street	Colonial	\$255,000	\$250,000	\$124,300	11/20/2008	15	98.04%	2.01
9	149 Oakview Ave	Colonial	\$489,000	\$465,000	\$323,700	11/21/2008	154	95.09%	1.44
10	616 S.Orange Ave.4k	HighRise	\$499,000	\$360,000	\$346,700	11/21/2008	129	72.14%	1.04
11	157 Franklin Ave	Colonial	\$298,000	\$293,000	\$137,700	11/26/2008	261	98.32%	2.13
<b>Averages</b>			<b>\$401,434</b>	<b>\$385,545</b>			<b>76</b>	<b>96.58%</b>	<b>1.93</b>

**Average Days on Market** 76  
**Average List Price** \$401,434  
**Average Sales Price** \$385,545  
**% of List Price to Sales Price** 96.58%  
**Sales Price to Assessed Value** 1.93  
**# of Units for the Month** 11

**FLASHBACK!!!!**  
**December 2007 YTD:**  
**AVG YTD Sales Price: \$537,926 -4%**  
**DOM: 51 +35.3%**  
**#Units YTD: 294-20%**

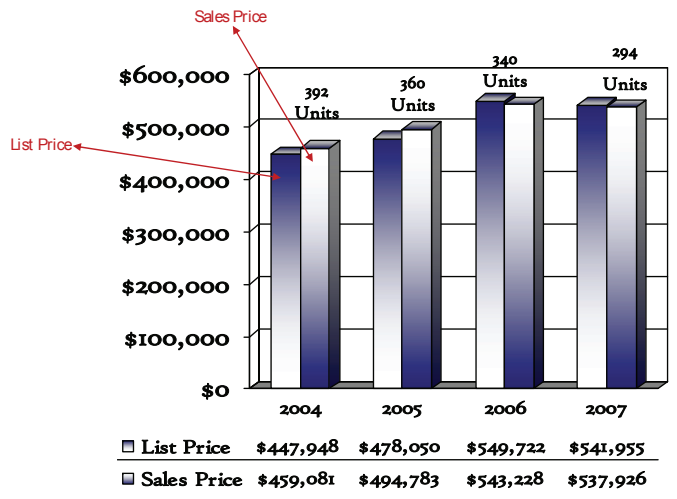
\* 2 sales went un-reported  
 The year to date FINAL  
 numbers includes these 2  
 listings.

### Maplewood 2008 Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$575,255	\$421,270	\$532,325	\$559,653	\$470,693	\$607,434	\$534,761	\$603,503	\$528,680	\$484,771	\$401,434	\$401,434	\$530,487
Average Sales Price	\$552,455	\$400,000	\$520,708	\$542,737	\$463,676	\$591,484	\$519,138	\$590,862	\$521,844	\$474,343	\$385,545	\$385,545	\$516,785
Days on Market	101	103	70	75	41	53	57	54	74	104	76	76	69
% of List Price to Sales Price	96.99%	94.08%	98.32%	96.71%	98.36%	97.59%	96.76%	97.99%	98.36%	97.35%	96.58%	96.58%	97.12%
Sales Price to Assessed Value	2.04	1.70	1.66	1.91	1.97	1.97	1.82	1.86	1.99	1.91	1.93	1.93	1.88
# Units Sold	11	10	12	19	17	32	38	33	16	14	11	11	235*

### Maplewood Market *Averages* 2004-2007

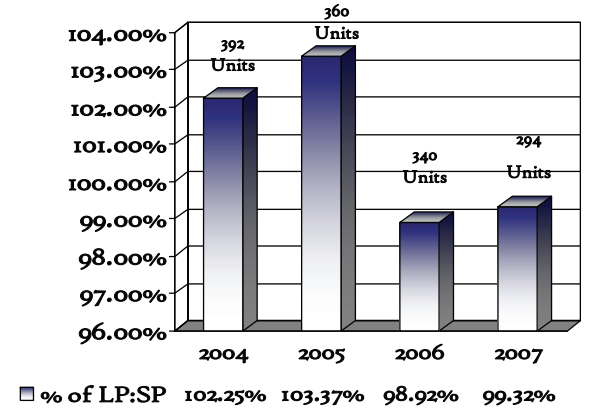
List Price & Sales Price and Sales Price to Assessed Value Ratio



Sales Price to Assessed Value Ratio	
2004	1.70
2005	2.14
2006	2.07
2007	2.03

### Maplewood Market *Averages* 2004-2007

Percentage of List Price to Sales Price and Days on Market



Average Days on Market	
2004	44
2005	40
2006	56
2007	51

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

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