

Madison August 2011 Market Activity

The average Realtor sells a home every 73* days. I sell one every 6 days. Call me today to find out how I can do that for you.

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Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
19 Cook Avenue	Colonial	4	2	1.0	\$210,000	\$185,000	\$140,800	88.10%	131.39%	20
318 Main Street	TwnIntUn	4	1	1.1	\$295,000	\$282,500	\$211,600	95.76%	133.51%	114
152 Ridgedale Avenue	Colonial	6	3	1.1	\$379,900	\$350,000	\$223,400	92.13%	156.67%	82
5 Baker Avenue	Bi-Level	6	2	2.0	\$395,000	\$370,000	\$244,800	93.67%	151.14%	76
71 Shadylawn Drive	CapeCod	6	4	1.0	\$439,900	\$395,000	\$285,400	89.79%	138.40%	98
78 Wayne Boulevard	CapeCod	5	3	2.0	\$449,000	\$420,000	\$224,500	93.54%	187.08%	136
8 Durwood Place	Ranch	7	3	1.0	\$469,900	\$462,000	\$265,500	98.32%	174.01%	34
19 Rachel Avenue	SplitLev	10	3	3.0	\$528,000	\$490,000	\$270,400	92.80%	181.21%	61
11 Ardsleigh Drive	RanchExp	8	4	3.0	\$649,000	\$629,500	\$350,700	97.00%	179.50%	86
22 Alexander Avenue	Colonial	11	3	1.2	\$685,000	\$635,000	\$316,700	92.70%	200.51%	30
58 Hillside Avenue	Colonial	13	4	2.1	\$899,000	\$792,500	\$556,300	88.15%	142.46%	118
44 Highland Avenue	Colo/Victr	12	6	2.2	\$999,000	\$910,000	\$431,500	91.09%	210.89%	51
392 Woodland Road	Colonial	8	4	3.1	\$1,099,000	\$1,025,000	\$554,100	93.27%	184.98%	49
50 Pomeroy Road	Colonial	12	4	4.1	\$1,760,000	\$1,695,000	\$1,214,400	96.31%	139.58%	132
254 Woodland Road	Colonial	13	6	5.1	\$1,950,000	\$1,900,000	\$1,439,100	97.44%	132.03%	15
241 Woodland Road	Colonial	18	7	7.1	\$2,675,000	\$2,500,000	\$1,439,300	93.46%	173.70%	94
AVERAGES					\$867,669	\$815,094		93.35%	163.57%	75



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Average Days on Market

75

Average List Price

\$867,609

Average Sales Price

\$815,094

% of List Price to Sales Price

93.35%

Sales Price to Assessed Value Ratio

163.57%

of Sold Homes for the Month

16

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed

If you are currently listed with another broker please do not consider this a solicitation of your home.

*The average number of homes Realtors sold was provided by a NAR 2009 report