

Madison December 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 | Original List | | Assessment | LP:SP | SP:AV | DOM |
|----------------------|----------|-------|----------|-------|------------------|------------------|------------------|---------------|----------------|------------|
| | | | | | Price | Sales Price | | | | |
| 132 Kings Road | Ranch | 4 | 2 | 1.0 | \$269,000 | \$235,000 | \$180,900 | 87.36% | 129.91% | 176 |
| 18 Fen Court | CapeCod | 9 | 4 | 2.0 | \$445,000 | \$425,500 | \$268,500 | 95.62% | 158.47% | 99 |
| 28 Orchard Street | Colonial | 9 | 5 | 2.1 | \$629,900 | \$460,000 | \$376,300 | 73.03% | 122.24% | 198 |
| 217 Central Avenue | Colonial | 8 | 3 | 2.1 | \$565,000 | \$455,000 | \$314,600 | 80.53% | 144.63% | 168 |
| 1 Rolling Hill Court | TwnEndUn | 8 | 4 | 3.1 | \$725,000 | \$572,500 | \$420,900 | 78.97% | 136.02% | 234 |
| 2 Tracy Lane | Colonial | 8 | 4 | 2.1 | \$749,000 | \$675,000 | \$419,400 | 90.12% | 160.94% | 128 |
| 317 Woodland Road | Colonial | 9 | 4 | 2.1 | \$965,000 | \$961,000 | \$756,200 | 99.59% | 127.08% | 89 |
| 28 Belmont Avenue | Colonial | 11 | 5 | 3.1 | \$999,900 | \$999,999 | New Construction | 100.01% | | 70 |
| 6 Twombly Lane | Colonial | 10 | 4 | 3.2 | \$1,599,000 | \$1,310,000 | \$750,700 | 81.93% | 174.50% | 109 |
| 29 Crestview Avenue | Colonial | 12 | 4 | 3.2 | \$1,725,000 | \$1,430,000 | \$890,200 | 82.90% | 160.64% | 194 |
| AVERAGES | | | | | \$867,180 | \$752,400 | | 87.00% | 146.05% | 147 |

| | |
|-------------------------------------|-----------|
| Average Days on Market | 147 |
| Average List Price | \$867,180 |
| Average Sales Price | \$75,400 |
| % of List Price to Sales Price | 87.00% |
| Sales Price to Assessed Value Ratio | 146.05% |
| # of Sold Homes for the Month | 10 |



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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