

# Madison July 2011 Market Activity

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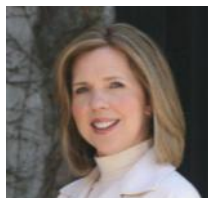
Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
77 North Street	Colonial	9	4	2	\$249,000	\$225,000	\$227,400	90.36%	98.94%	262
15 Orchard Street	TwnEndUn	6	2	1	\$399,900	\$387,500	\$219,000	96.90%	176.94%	253
26 Valley Road	CapeCod	5	2	1	\$429,900	\$424,900	\$237,100	98.84%	179.21%	16
28 Crestwood Drive	Ranch	7	3	2	\$439,000	\$435,000	\$272,500	99.09%	159.63%	51
25 Niles Avenue	CapeCod	8	4	2	\$449,000	\$431,000	\$234,700	95.99%	183.64%	20
25 Belmont Avenue	Colonial	6	2	2	\$449,800	\$415,000	\$248,000	92.26%	167.34%	111
77 Wayne Boulevard	CapeCod	7	4	2	\$479,000	\$485,000	\$238,400	101.25%	203.44%	135
62 Shadylawn Drive	CapeCod	8	3	2	\$499,900	\$485,000	\$302,400	97.02%	160.38%	70
16 Canterbury Road	SplitLev	7	3	2	\$599,000	\$585,000	\$249,400	97.66%	234.56%	12
109 Greenwich Court	TwnEndUn	7	3	2	\$625,000	\$590,000	\$356,500	94.40%	165.50%	65
149 Ridgedale Avenue	Colonial	8	4	2	\$629,000	\$622,000	\$312,500	98.89%	199.04%	23
57 Fairwood Road	Colonial	7	4	2	\$649,900	\$660,000	\$433,600	101.55%	152.21%	8
1 Lewis Drive	Ranch	10	3	3	\$699,000	\$660,000	\$306,600	94.42%	215.26%	21
6 Rose Avenue	Colo/Tudor	8	3	3	\$729,000	\$754,000	\$440,200	103.43%	171.29%	26
8 Lewis Drive	Ranch	8	3	3	\$775,000	\$755,000	\$338,400	97.42%	223.11%	34
14 Highview Terrace	Ranch	7	2	2	\$780,000	\$680,000	\$393,200	87.18%	172.94%	44
10 Twombly Lane	Colonial	10	5	3	\$1,295,000	\$1,240,000	\$731,300	95.75%	169.56%	74
43 Park Lane	Colonial	10	4	2	\$1,295,000	\$1,250,000	\$758,500	96.53%	164.80%	85
40 Dellwood Drive	Colonial	12	5	4	\$1,800,000	\$1,810,000	\$1,232,700	100.56%	146.83%	49
<b>AVERAGES</b>					<b>\$698,495</b>	<b>\$678,653</b>		<b>96.82%</b>	<b>176.03%</b>	<b>72</b>



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Average Days on Market	<b>72</b>
Average List Price	<b>\$698,495</b>
Average Sales Price	<b>\$678,653</b>
% of List Price to Sales Price	<b>96.82%</b>
Sales Price to Assessed Value Ratio	<b>176.03%</b>
# of Sold Homes for the Month	<b>19</b>

\*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