

Madison **October 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	Room s	Bed- rooms	Baths	Original List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
309 Madison Avenue	Colonial	9	4	1.1	\$419,000	\$362,500	\$324,400	86.52%	111.74%	257
148 Leeds Court	TwnEndUn	7	3	2.1	\$589,000	\$531,700	\$342,500	90.27%	155.24%	125
6 Hillview Avenue	CapeCod	8	4	2.0	\$559,000	\$502,000	\$298,600	89.80%	168.12%	151
104 Greenwich Court	TwnIntUn	6	3	2.1	\$535,000	\$526,000	\$333,400	98.32%	157.77%	17
19 Stonehedge Lane	SplitLev	10	4	2.1	\$649,000	\$550,000	\$406,200	84.75%	135.40%	428
24 Fairview Avenue	CapeCod	10	5	3.0	\$649,000	\$649,000	\$370,000	100.00%	175.41%	8
5 Sherwood Avenue	Colonial	11	5	3.1	\$1,149,000	\$1,050,000		91.38%		98
6 Independence Court	Colonial	12	5	4.1	\$1,598,000	\$1,187,000	\$778,700	74.28%	152.43%	521
72 Glenwild Road	Colonial	15	6	4.1	\$1,489,000	\$1,230,000	\$964,600	82.61%	127.51%	440
AVERAGES					\$848,444	\$732,022		88.66%	147.95%	227

Average Days on Market	227
Average List Price	\$848,444
Average Sales Price	\$732,022
% of List Price to Sales Price	88.66%
Sales Price to Assessed Value Ratio	147.95%
# of Sold Homes for the Month	9



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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