

# Madison **September 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	Bed-rooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
14 East Street	SplitLev	9	3	2.0	\$435,000	\$410,000	\$289,000	94.25%	141.87%	45
39 Lathrop Avenue	MultiFlr	14	5	4.0	\$449,000	\$397,500	\$263,900	88.53%	150.63%	95
26 Gibbons Place	Colonial	8	4	3.0	\$479,000	\$480,000	\$242,400	100.21%	198.02%	24
9 Court Place	CapeCod	7	3	2.1	\$559,000	\$559,000	\$294,900	100.00%	189.56%	11
74 Barnsdale Road	SplitLev	9	4	2.1	\$749,000	\$695,000	\$417,900	92.79%	166.31%	65
2 Westerly Avenue	Colonial	11	5	5.0	\$999,000	\$720,000	\$574,200	72.07%	125.39%	527
40 Pomeroy Road	CapeCod	9	4	3.0	\$975,000	\$750,000	\$576,900	76.92%	130.01%	111
49 Hamilton Street	Colonial	9	4	3.1	\$995,000	\$950,000		95.48%		92
18 Holden Lane	CapeCod	10	3	2.1	\$1,079,000	\$980,000	\$732,700	90.82%	133.75%	56
<b>AVERAGES</b>					<b>\$746,556</b>	<b>\$660,167</b>		<b>90.12%</b>	<b>154.44%</b>	<b>114</b>

Average Days on Market	<b>114</b>
Average List Price	<b>\$746,556</b>
Average Sales Price	<b>\$660,167</b>
% of List Price to Sales Price	<b>90.12%</b>
Sales Price to Assessed Value Ratio	<b>154.44%</b>
# of Sold Homes for the Month	<b>9</b>



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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