

Madison **April 2011** Market Activity

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Address	Style	Rooms	List Price	Sales Price	Total	Close Date	DOM	LP:SP	SP:AV
318 Main Street Unit 13	TwnEndUn	5	\$419,000	\$400,000	\$228,800	4/5/2011	166	95.47%	1.75
180 Windsor Place	TwnIntUn	5	\$425,000	\$397,500	\$271,500	4/25/2011	58	93.53%	1.46
30 Rosedale Avenue	Ranch	6	\$430,000	\$410,000	\$254,800	4/8/2011	38	95.35%	1.61
16 Fletcher Place	SplitLev	7	\$449,900	\$432,000	\$229,300	4/19/2011	77	96.02%	1.88
25 Loveland Street	Colonial	6	\$469,000	\$440,000	\$243,700	4/14/2011	277	93.82%	1.81
10 Howell Street	Custom	10	\$499,000	\$460,000	\$339,100	4/27/2011	32	92.18%	1.36
1 Esti Court	Detached	7	\$600,000	\$600,000	\$371,000	4/8/2011	27	100.00%	1.62
56 Prospect Street	Colonial	9	\$750,000	\$760,500	\$502,300	4/21/2011	119	101.40%	1.51
19 Stafford Drive	Colonial	11	\$989,000	\$915,000	\$563,100	4/22/2011	109	92.52%	1.62
AVERAGES			\$558,989	\$535,000			100	95.71%	1.62



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"Relax... You're with Maggee"

Average Days on Market	100
Average List Price	\$558,989
Average Sales Price	\$535,000
% of List Price to Sales Price	95.71%
Sales Price to Assessed Value Ratio	1.62
# of Sold Homes for the Month	11

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

*if your house is currently listed with another broker, please do not consider this a solicitation of your home.