



Madison August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	100 Greenwich Court	TwnIntUn	\$459,900	\$460,000	\$259,100	08/13/2010	169	100%	1.78
2	142 Ridgedale Avenue	Colonial	\$529,000	\$522,500	\$327,200	08/24/2010	63	98.77%	1.60
3	7 Court Place	CapeCod	\$549,000	\$554,300	\$303,800	08/31/2010	8	101%	1.82
4	15 Rolling Hill Court	TwnEndUn	\$589,900	\$577,500	\$429,200	08/25/2010	8	97.90%	1.35
5	13 Longview Avenue	Colonial	\$609,000	\$609,000	\$328,900	08/02/2010	14	100%	1.85
6	16 Shadylawn Drive	CapeCod	\$669,000	\$640,000	\$377,900	08/05/2010	16	95.67%	1.69
7	7 Samson Avenue	Colonial	\$689,000	\$684,000	\$267,600	08/23/2010	16	99.27%	2.56
8	378 Woodland Drive	Bi-level	\$749,000	\$739,000	\$434,900	08/30/2010	50	98.66%	1.70
9	105 Ridgedale Avenue	Colonial	\$925,000	\$825,000	\$451,300	08/04/2010	204	89.19%	1.83
10	10 Brannick Drive	Colonial	\$1,250,000	1,250,00	\$787,800	08/31/2010	50	100%	1.59
11	45 West Lane	Colonial	\$2,289,000	\$2,150,000	\$1,093,800	08/04/2010	21	93.93%	1.97
AVERAGES			\$855,880	\$780,256			56	91.16%	1.79



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
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Average Days on Market	56
Average List Price	\$855,880
Average Sales Price	\$780,256
% of List Price to Sales Price	91.16%
Sales Price to Assessed Value Ratio	1.80
# of Units for the Month	11