

Madison February 2011 Market Activity

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Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
10 Keep Street	Colonial	\$399,900	\$375,000	\$193,200	2/9/2011	132	93.77%	1.94
7 John Marshall Lane	CapeCod	\$439,000	\$449,000	\$360,800	2/28/2011	0	102.28%	1.24
206 Central Avenue	CapeCod	\$499,000	\$475,000	\$295,300	2/28/2011	149	95.19%	1.61
39 Station Road	Colonial	\$637,000	\$620,000	\$418,300	2/11/2011	86	97.33%	1.48
101 Green Avenue	Ranch	\$990,000	\$990,000	\$611,100	2/1/2011	28	100.00%	1.62
11 Green Hill Road	Colonial	\$1,215,000	\$1,100,000	\$811,000	2/4/2011	244	90.53%	1.36
7 Independence Court	Colonial	\$1,699,000	\$1,600,000	\$993,200	2/1/2011	166	94.17%	1.61
AVERAGES		\$839,843	\$801,286			115	95.41%	1.55



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"Relax... You're with Maggee"

Average Days on Market	115
Average List Price	\$839,843
Average Sales Price	\$801,286
% of List Price to Sales Price	95.41%
Sales Price to Assessed Value Ratio	1.55
# of Sold Homes for the Month	7

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.