



## Madison July 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	34 Ridgedale Avenue	Colonial	\$299,000	\$235,000	\$226,900	07/26/2010	346	78.60%	1.04
2	33 Chelsea Court	TwnIntUn	\$399,900	\$380,500	\$244,400	07/01/2010	64	95.15%	1.56
3	5 Rosemont Avenue	Colonial	\$425,000	\$420,000	\$244,500	07/01/2010	114	98.82%	1.72
4	201 Greenwood Avenue	Colonial	\$450,000	\$435,000	\$290,400	07/09/2010	26	96.67%	1.50
5	4 Troy Court	Bi-Level	\$499,000	\$470,000	\$285,700	07/01/2010	67	94.19%	1.65
6	9 Buckingham Drive	Ranch	\$509,900	\$488,250	\$285,500	07/14/2010	86	95.75%	1.71
7	10 Oxford Lane	SplitLev	\$525,000	\$495,000	\$265,500	07/14/2010	63	94.29%	1.86
8	40 Kensington Road	CapeCod	\$559,000	\$550,000	\$218,600	07/13/2010	34	98.39%	2.52
9	394 Woodland Road	SplitLev	\$579,000	\$530,000	\$334,600	07/22/2010	71	91.54%	1.58
10	16 Longview Avenue	Colonial	\$599,000	\$599,500	\$306,300	07/16/2010	52	100.08%	1.96
11	6 Grove Street	Victrian	\$610,000	\$560,000	\$364,100	07/01/2010	11	91.80%	1.54
12	19 Anthony Drive	Colonial	\$639,000	\$610,000	\$260,700	07/08/2010	28	95.46%	2.34



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13	26 West End Avenue	Colonial	\$669,000	\$725,000	\$329,600	07/16/2010	1	108.37%	2.20
14	8 Niles Avenue	Colonial	\$749,900	\$751,000	\$9,999	07/07/2010	74	100.15%	75.11
15	10 Winding Way	Colonial	\$999,100	\$955,000	\$563,700	07/15/2010	118	95.59%	1.69
16	81 Samson Avenue	Colonial	\$999,900	\$1,025,000	\$605,800	07/13/2010	8	102.51%	1.69
17	6 Wyndehurst Drive	Colonial	\$1,075,000	\$1,175,000	\$817,000	07/13/2010	7	109.30%	1.44
18	41 Prospect Street	Colonial	\$1,159,000	\$1,105,000	\$739,100	07/15/2010	39	95.34%	1.50
19	2 Colonial Way	Colonial	\$1,299,000	\$1,364,000	\$898,400	07/20/2010	8	105.00%	1.52
20	28 Union Hill Road	Colonial	\$1,549,000	\$1,450,000	\$829,800	07/27/2010	63	93.61%	1.75
21	125 Central Avenue	Colonial	\$1,550,000	\$1,446,000	\$771,100	07/09/2010	25	93.29%	1.88
22	22 Woodcliff Drive	Colonial	\$1,699,000	\$1,625,000	\$807,200	07/13/2010	18	95.64%	2.01
23	22 Noe Avenue	Colonial	\$2,090,000	\$2,000,000	\$1,066,500	07/02/2010	56	95.69%	1.88
<b>AVERAGES</b>			<b>\$866,639</b>	<b>\$843,228</b>			<b>60</b>	<b>97.29%</b>	<b>4.94</b>



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**Average Days on Market** 60  
**Average List Price** \$866,639  
**Average Sales Price** \$843,228  
**% of List Price to Sales Price** 97.29%  
**Sales Price to Assessed Value Ratio** 4.94  
**# of Units for the Month** 23