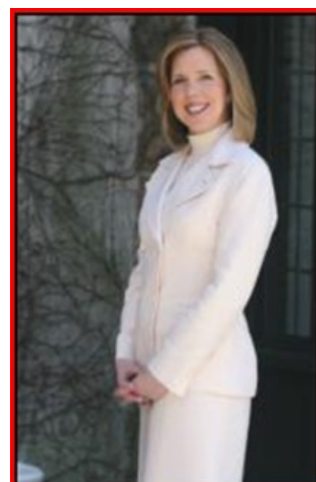




Madison June 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	25 Niles Avenue	CapeCod	415000	407500	234700	6/30/2010	13	98.19%	1.74
2	23 Canterbury Road	SplitLev	\$419,900	\$386,000	\$309,400	06/04/2010	24	93%	1.25
3	23 Valley Road	CapeCod	\$489,000	\$489,000	\$267,400	06/14/2010	13	100%	1.83
4	27 Grove Street	Colonial	\$535,000	\$535,000	\$333,100	06/25/2010	6	100%	1.61
5	10 Longview Avenue	Colonial	\$598,000	\$600,000	\$304,700	06/03/2010	22	100.33%	1.97
6	61 Woodland Road	CapeCod	\$599,000	\$604,000	\$471,500	06/24/2010	1	100.83%	1.28
7	56 Glenwild Road	CapeCod	\$599,900	\$535,000	\$445,200	06/14/2010	98	89.18%	1.2
8	181 Ridgedale Avenue	Colonial	\$619,000	\$610,000	\$275,300	06/15/2010	33	98.55%	2.22
9	301 Kings Road	Bi-Level	\$619,000	\$619,000	\$267,400	06/24/2010	2	100%	2.31
10	51 Knollwood Avenue	Colonial	\$634,900	\$600,000	\$334,400	06/24/2010	31	94.50%	1.79
11	3 Rose Avenue	Tudor	\$679,000	\$685,222	\$390,300	06/07/2010	23	100.92%	1.76
12	6 Glenwild Road	Colonial	\$689,500	\$689,500	\$329,300	06/23/2010	7	100%	2.09
13	20 Fairview Avenue	Colonial	\$749,900	\$770,000	\$453,600	06/09/2010	8	102.68%	1.7
14	15 Wisteria Court	Colonial	\$849,000	\$830,000	\$419,500	06/28/2010	25	97.76%	1.98
15	1 Washington Drive	Colonial	\$898,000	\$890,000	\$549,300	06/28/2010	23	99.11%	1.62
16	53 Valley Road	Colonial	\$998,000	\$975,000	\$416,700	06/28/2010	37	97.70%	2.34
17	17 Winding Way	Custom	\$1,039,000	\$999,000	\$561,600	06/11/2010	74	96.15%	1.78
18	3 Bardon Street	Colonial	\$1,200,000	\$1,185,000	\$687,000	06/21/2010	0	98.75%	1.72
19	1 Olde Greenhouse Lane	Colonial	\$1,249,000	\$1,249,000	\$863,600	06/15/2010	55	100%	1.45
20	23 Lawrence Road	Colonial	\$1,299,000	\$1,250,000	\$579,600	06/25/2010	43	96.23%	2.16
21	6 Park Lane (Aka 20 Park)	Colonial	\$2,595,000	\$2,300,000	\$1,496,200	06/25/2010	42	88.63%	1.54
AVERAGES			\$846386	\$819439			28	96.81%	1.77



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
"Relax...You're with Maggee"

Average Days on Market	28
Average List Price	\$846,386
Average Sales Price	\$819439
% of List Price to Sales Price	96.81%
Sales Price to Assessed Value Ratio	1.77
# of Units for the Month	21