

Madison June 2011 Market Activity

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Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	SP:LP	SP:AV	DOM
70 North Street	Colonial	5	3	1.0	\$230,000	\$238,000	\$230,800	103%	103%	55
27 Lathrop Avenue	Colonial	6	3	1.1	\$269,000	\$222,500	\$220,400	83%	101%	138
39 Wayne Boulevard	CapeCod	8	4	2.0	\$280,000	\$265,000	\$221,100	95%	120%	134
49 Highland Avenue	Ranch	8	3	2.0	\$489,500	\$482,175	\$286,300	99%	168%	195
121 Greenwood Avenue	Colonial	7	3	1.1	\$499,000	\$484,000	\$257,600	97%	188%	28
40 Hamilton Street	CapeCod	8	3	2.0	\$524,000	\$535,000	\$284,500	102%	188%	13
20 Buckingham Drive	CapeCod	8	4	2.0	\$539,800	\$529,000	\$279,600	98%	189%	36
17 Spring Garden Drive	SplitLev	8	4	2.1	\$545,000	\$525,000	\$317,000	96%	166%	13
46 Fairview Avenue	CapeCod	8	3	2.0	\$549,000	\$553,000	\$290,800	101%	190%	58
5 Grove Street	Victrian	10	5	1.1	\$549,000	\$525,000	\$318,800	96%	165%	50
19 Alexander Avenue	CapeCod	7	3	2.0	\$575,000	\$570,000	\$274,200	99%	208%	58
5 Arlena Court	CapeCod	9	4	2.0	\$599,000	\$570,000	\$275,400	95%	207%	15
298 Woodland Road	Colonial	8	4	1.1	\$624,900	\$620,000	\$408,500	99%	152%	57
9 Woodcliff Drive	Custom	7	3	2.0	\$635,000	\$605,000	\$444,100	95%	136%	74
6 Pine Avenue	Colonial	9	4	2.1	\$699,000	\$685,000	\$391,200	98%	175%	16
54 Noe Avenue	Colonial	10	4	3.1	\$940,000	\$876,000	\$632,900	93%	138%	49
54 Fairview Avenue	Colonial	10	5	3.1	\$1,199,000	\$1,205,000	\$0	101%	0%	264
43 Hillcrest Road	Colonial	11	5	3.1	\$1,699,000	\$1,705,000	\$574,500	100%	297%	12
164 Green Avenue	Colonial	12	5	3.1	\$1,735,000	\$1,675,000	\$1,037,600	97%	161%	20
26 Wyndehurst Drive	Colonial	14	5	5.1	\$1,895,000	\$1,872,500	\$936,100	99%	200%	16
55 Green Village Road	Colonial	12	6	3.2	\$2,079,000	\$1,912,500	\$1,065,100	92%	180%	160
AVERAGES					\$816,867	\$793,080		97%	172%	70



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Average Days on Market	70
Average List Price	\$816,867
Average Sales Price	\$793,080
% of List Price to Sales Price	97%
Sales Price to Assessed Value Ratio	172% (% calculated based on homes with assigned values)
# of Sold Homes for the Month	21

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.