



Madison November 2010 Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	129 Kings Road	Ranch	\$339,000	\$315,000	\$216,100	11/23/2010	253	92.92%	1.46
2	2 Hunter Drive	SplitLev	\$550,000	\$540,000	\$313,200	11/12/2010	93	98.18%	1.72
3	16 Lorraine Road	SplitLev	\$565,000	\$565,000	\$375,700	11/30/2010	11	100.00%	1.50
4	13 Grove Street	CapeCod	\$599,000	\$605,000	\$303,900	11/02/2010	37	101.00%	1.99
5	190 Windsor Place	TwndEndUn	\$600,000	\$577,000	\$356,100	11/05/2010	29	96.17%	1.62
6	2 James Place	CapeCod	\$650,000	\$615,000	\$331,600	11/01/2010	16	94.62%	1.85
7	15 Bardon Street	Colonial	\$749,000	\$715,000	\$366,600	11/01/2010	28	95.46%	1.95
8	121 Central Avenue	Colonial	\$1,565,000	\$1,540,000	\$823,800	11/22/2010	24	98.40%	1.87
AVERAGES			\$702,125	\$684,000			61	97.42%	1.75



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Average Days on Market	61
Average List Price	\$702,125
Average Sales Price	\$684,000
% of List Price to Sales Price	97.42%
Sales Price to Assessed Value Ratio	1.75
# of Units for the Month	8