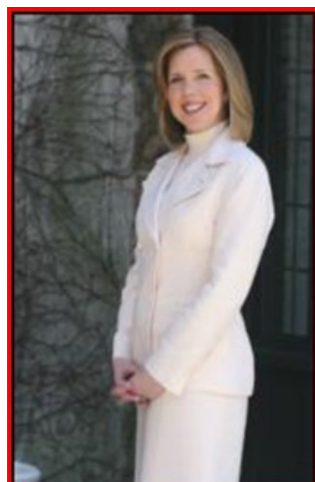




# Madison **October 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	2 Howell Street	Colonial	\$280,000	\$200,000	\$174,000	10/15/2010	272	71.43%	1.15
2	30 Knollwood Avenue	Colonial	\$419,900	\$400,000	\$282,800	10/08/2010	117	95.26%	1.41
3	221 Central Avenue	Colonial	\$439,000	\$420,000	\$247,800	10/29/2010	34	95.67%	1.69
4	318 Main Street	TwIntUn	\$439,000	\$410,000	\$229,700	10/20/2010	27	93.39%	1.78
5	68 Shadylawn Drive	CapeCod	\$469,000	\$453,000	\$302,400	10/04/2010	41	96.59%	1.50
6	7 Longview Avenue	Colonial	\$515,000	\$500,000	\$341,000	10/05/2010	86	97.09%	1.47
7	40 Maple Avenue	Victrian	\$1,795,000	\$1,650,000	\$490,300	10/21/2010	188	91.92%	3.37
<b>AVERAGES</b>			<b>\$622,414</b>	<b>\$576,143</b>			<b>109</b>	<b>92.57%</b>	<b>1.77</b>



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Average Days on Market	109
Average List Price	\$622,414
Average Sales Price	\$567,143
% of List Price to Sales Price	92.57%
Sales Price to Assessed Value Ratio	1.77
# of Units for the Month	7