



Madison **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	10 Loveland Street	Ranch	\$420,000	\$410,000	\$219,700	09/10/2010	55	97.62%	1.87
2	143 Kingston Court	TwnIntUn	\$469,000	\$450,000	\$261,600	09/15/2010	76	95.95%	1.72
3	32 Maple Avenue	Victrian	\$799,000	\$790,000	\$400,400	09/23/2010	119	98.87%	1.97
4	25 Academy Road	Colonial	\$899,900	\$875,000	\$571,200	09/02/2010	150	97.23%	1.53
5	50 Union Hill Road	Colonial	\$900,000	\$865,000	\$784,000	09/15/2010	161	96.11%	1.10
6	45 Pomeroy Road	Colonial	\$985,000	\$986,000	\$646,400	09/02/2010	20	100.10%	1.53
7	56 Woodland Road	Colonial	\$999,000	\$1,035,000	\$721,900	09/23/2010	182	103.60%	1.43
8	28 Gibbons Place	Colonial	\$1,349,000	\$1,250,000	\$530,400	09/22/2010	55	92.66%	2.36
9	325 Woodland Road	Colonial	\$1,389,000	\$1,319,000	\$1,093,200	09/24/2010	72	94.96%	1.21
AVERAGES			\$912,211	\$886,667			99	97.20%	1.64



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Average Days on Market	99
Average List Price	\$912,211
Average Sales Price	\$886,667
% of List Price to Sales Price	97.20%
Sales Price to Assessed Value Ratio	1.64
# of Units for the Month	9