

# MADISON

## APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	318 MAIN ST UNIT 13	TwnEndUn	\$419,000	\$400,000	\$228,800	4/5/2011	166	95.47%	1.75
2	30 ROSEDALE AVE	Ranch	\$430,000	\$410,000	\$254,800	4/8/2011	38	95.35%	1.61
3	1 ESTI CT	TwnEndUn	\$600,000	\$600,000	\$371,000	4/8/2011	27	100.00%	1.62
4	25 LOVELAND ST	Colonial	\$469,000	\$440,000	\$243,700	4/14/2011	277	93.82%	1.81
5	16 FLETCHER PL	SplitLev	\$449,900	\$432,000	\$229,300	4/19/2011	77	96.02%	1.88
6	56 Prospect Street	Colonial	\$750,000	\$760,500	\$502,300	4/21/2011	119	101.40%	1.51
7	19 STAFFORD DR	Colonial	\$989,000	\$915,000	\$563,100	4/22/2011	109	92.52%	1.62
8	180 WINDSOR PL	TwnIntUn	\$425,000	\$397,500	\$271,500	4/25/2011	58	93.53%	1.46
9	10 HOWELL ST	Custom	\$499,000	\$460,000	\$339,100	4/27/2011	32	92.18%	1.36
<b>AVERGAGES</b>			<b>\$558,989</b>	<b>\$535,000</b>			<b>100</b>	<b>95.59%</b>	<b>1.62</b>

### CURRENT **ACTIVE** LISTINGS IN MADISON

AS OF MAY 13, 2011

NUMBER OF UNITS: 81

AVERAGE LIST PRICE: \$954,169

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.83

AVERAGE DAYS ON MARKET: 93

### CURRENT **"UNDER CONTRACT"** LISTINGS IN MADISON

AS OF MAY 13, 2011

NUMBER OF UNITS: 31

AVERAGE LIST PRICE: \$ 830,394

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.79

AVERAGE DAYS ON MARKET: 75

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

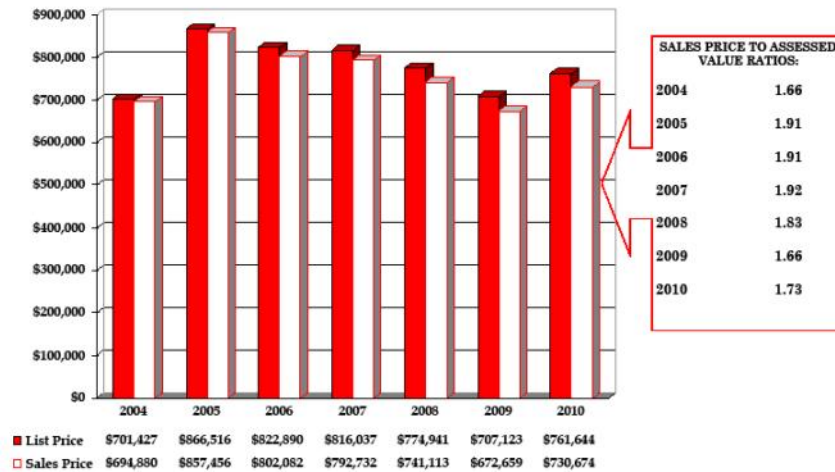
**FLASHBACK!!!!**  
**APRIL 2010 YTD:**  
**AVG YTD Sales Price: \$ 691,155**  
**DOM: 77**  
**#Units YTD: 45**  
**SP:AV 1.68**

## Madison 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$778,533	\$744,322	\$455,480	\$558,989									\$611,432
Average Sales Price	\$727,200	\$709,333	\$428,500	\$535,000									\$579,394
Days on Market	69	113	126	100									107
% of List Price to Sales Price	95.04%	95.81%	95.13%	95.59%									95.43%
Sales Price to Assessed Value	1.69	1.58	1.46	1.62									1.57
# Units Sold	5	9	10	9									33

### MADISON

Average List Price and Sales Price



SALES PRICE TO ASSESSED VALUE RATIOS:	
2004	1.66
2005	1.91
2006	1.91
2007	1.92
2008	1.83
2009	1.66
2010	1.73

### MADISON



NUMBER OF UNITS SOLD EACH YEAR:

2004	194
2005	159
2006	182
2007	174
2008	130
2009	147
2010	148

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