

MADISON

FEBRUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	101 GREEN AVE	RanchExp	\$990,000	\$990,000	\$611,100	2/1/2011	28	100.00%	1.62
2	7 INDEPENDENCE CT	Colonial	\$1,699,000	\$1,600,000	\$993,200	2/1/2011	166	94.17%	1.61
3	11 GREEN HILL RD	Colonial	\$1,215,000	\$1,100,000	\$811,000	2/4/2011	244	90.53%	1.36
4	10 KEEP ST	Colonial	\$399,900	\$375,000	\$193,200	2/9/2011	132	93.77%	1.94
5	39 STATION RD	Colonial	\$637,000	\$620,000	\$418,300	2/11/2011	86	97.33%	1.48
6	318 MAIN ST	TwnEndUn	\$399,999	\$375,000	\$228,800	2/28/2011	78	93.75%	1.64
7	318 MAIN ST UNIT 1	TwnEndUn	\$420,000	\$400,000	\$231,800	2/28/2011	23	95.24%	1.73
8	7 JOHN MARSHALL LN	CapeCod	\$439,000	\$449,000	\$360,800	2/28/2011		102.28%	1.24
9	206 CENTRAL AVE	CapeCod	\$499,000	\$475,000	\$295,300	2/28/2011	149	95.19%	1.61
	AVERAGE		\$744,322	\$709,333			113	95.81%	1.58

**CURRENT “*ACTIVE*” LISTINGS IN MADISON
AS OF MARCH 11, 2011**

NUMBER OF UNITS: 62

AVERAGE LIST PRICE: \$1,040,316

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 2.00

AVERAGE DAYS ON MARKET: 94

**CURRENT “*UNDER CONTRACT*” LISTINGS IN MADISON
AS OF MARCH 11, 2011**

NUMBER OF UNITS: 20

AVERAGE LIST PRICE: \$610,935

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.67

AVERAGE DAYS ON MARKET: 117

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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.

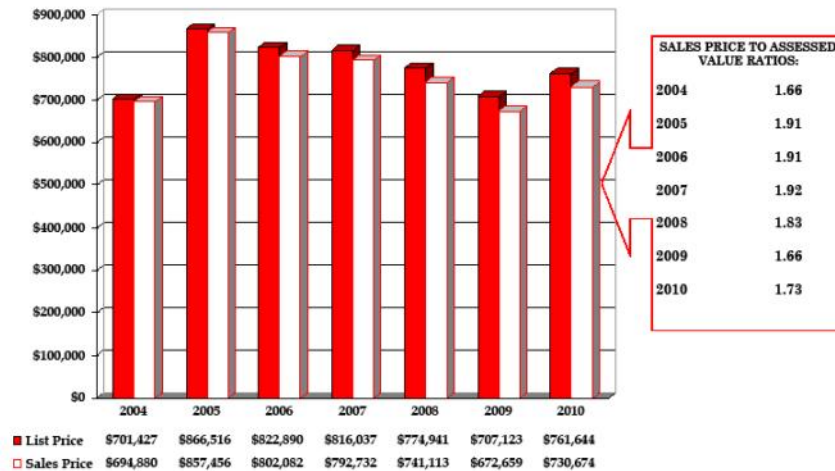
FLASHBACK!!!!
FEBRAURY 2010 YTD:
AVG YTD Sales Price: \$ 622,639
DOM: 68
#Units YTD: 15
SP:AV 1.62

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											\$756,540
Average Sales Price	\$727,200	\$709,333											\$715,714
Days on Market	69	113											89
% of List Price to Sales Price	95.04%	95.81%											95.54%
Sales Price to Assessed Value	1.69	1.58											1.62
# Units Sold	5	9											14

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Average List Price and Sales Price



Year	Sales Price to Assessed Value Ratio
2004	1.66
2005	1.91
2006	1.91
2007	1.92
2008	1.83
2009	1.66
2010	1.73

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NUMBER OF UNITS SOLD EACH YEAR:

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

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