

MADISON

JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	90 POMEROY RD	Colonial	\$2,250,000	\$2,050,000	\$878,200	1/3/2011	173	91.11%	2.33
2	10 ROSEMONT AVE	Colonial	\$415,000	\$415,000	\$250,600	1/10/2011	9	100.00%	1.66
3	73 SHADYLAWN DR	CapeCod	\$499,000	\$500,000	\$270,200	1/21/2011	38	100.20%	1.85
4	72 SHADYLAWN DR	CapeCod	\$340,000	\$306,000	\$277,600	1/28/2011	51	90.00%	1.10
5	14 CEDAR ST	Custom /Cape	\$388,663	\$365,000	\$244,800	1/28/2011	74	93.91%	1.49
AVERAGE			\$778,533	\$727,200			69	95.04%	1.69

**CURRENT “*ACTIVE*” LISTINGS IN MADISON
AS OF FEBRUARY 9, 2011**

NUMBER OF UNITS: 56

AVERAGE LIST PRICE: \$894,804

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.76

AVERAGE DAYS ON MARKET: 110

**CURRENT “*UNDER CONTRACT*” LISTINGS IN MADISON
AS OF FEBRUARY 9, 2011**

NUMBER OF UNITS: 14

AVERAGE LIST PRICE: \$552,843

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.63

AVERAGE DAYS ON MARKET: 129

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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.

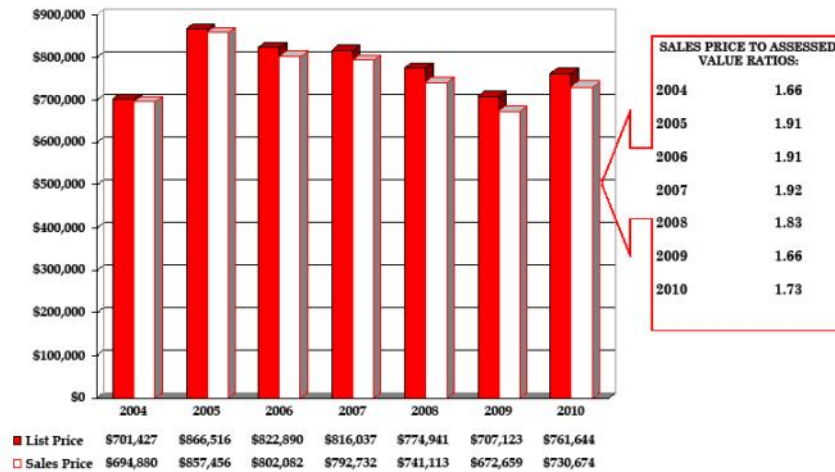
FLASHBACK!!!!
JANUARY 2010 YTD:
AVG YTD Sales Price: \$ 589,944
DOM: 78
#Units YTD: 9
SP:AV 1.62

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												\$778,533
Average Sales Price	\$727,200												\$727,200
Days on Market	69												69
% of List Price to Sales Price	95.04%												95.04%
Sales Price to Assessed Value	1.69												1.69
# Units Sold	5												5

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Average List Price and Sales Price



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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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