

MADISON

MAY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	60 GREEN AVE	Colonial	\$749,900	\$730,000	\$472,400	5/18/2011	76	97.35%	1.55
2	1 NORDLING LN	Colonial	\$1,200,000	\$1,165,000	\$693,900	5/23/2011	51	97.08%	1.68
3	7 W END AVE	Colonial	\$769,999	\$747,500	\$339,500	5/25/2011	129	97.08%	2.20
4	139 KINGSTON CT	TwnIntUn	\$479,000	\$458,500	\$259,500	5/31/2011	8	95.72%	1.77
AVERGAGES			\$799,725	\$775,250			66	96.81%	1.80

CURRENT **ACTIVE** LISTINGS IN MADISON

AS OF JUNE 11, 2011

NUMBER OF UNITS: 82

AVERAGE LIST PRICE: \$868,553

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.81

AVERAGE DAYS ON MARKET: 93

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

AS OF JUNE 11, 2011

NUMBER OF UNITS: 35

AVERAGE LIST PRICE: \$ 838,426

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.81

AVERAGE DAYS ON MARKET: 69

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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

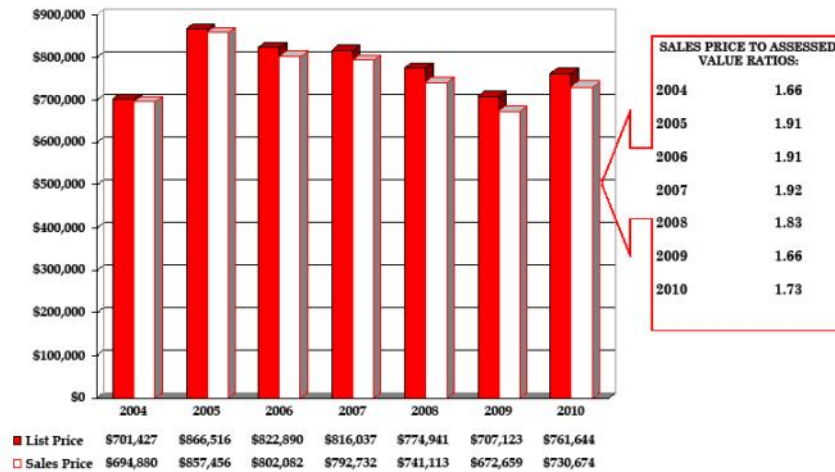
FLASHBACK!!!!
MAY 2010 YTD:
AVG YTD Sales Price: \$ 699,618
DOM: 74
#Units YTD: 55
SP:AV 1.72

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	\$799,725								\$631,788
Average Sales Price	\$727,200	\$709,333	\$428,500	\$535,000	\$775,250								\$600,568
Days on Market	69	113	126	100	66								102
% of List Price to Sales Price	95.04%	95.81%	95.13%	95.59%	96.81%								95.58%
Sales Price to Assessed Value	1.69	1.58	1.46	1.62	1.80								1.60
# Units Sold	5	9	10	9	4								37

MADISON

Average List Price and Sales Price



MADISON



NUMBER OF UNITS SOLD EACH YEAR:

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

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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