

MADISON

JULY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	62 SHADYLAWN DR	CapeCod	\$499,900	\$485,000	\$302,400	7/1/2011	70	97.02%	1.60
2	6 ROSE AVE	Colonial/Tudor	\$729,000	\$754,000	\$440,200	7/1/2011	26	103.43%	1.71
3	8 LEWIS DR	Ranch	\$775,000	\$755,000	\$338,400	7/1/2011	34	97.42%	2.23
4	25 NILES AVE	CapeCod	\$449,000	\$431,000	\$234,700	7/8/2011	20	95.99%	1.84
5	14 HIGHVIEW TER	Ranch	\$780,000	\$680,000	\$393,200	7/12/2011	44	87.18%	1.73
6	10 TWOMBLY LN	Colonial	\$1,295,000	\$1,240,000	\$731,300	7/15/2011	74	95.75%	1.70
7	26 VALLEY RD	CapeCod	\$429,900	\$424,900	\$237,100	7/15/2011	16	98.84%	1.79
8	77 WAYNE BLVD	CapeCod	\$479,000	\$485,000	\$238,400	7/21/2011	135	101.25%	2.03
9	109 GREENWICH CT	TwnEndUn	\$625,000	\$590,000	\$356,500	7/21/2011	65	94.40%	1.65
10	25 BELMONT AVE	Colonial	\$449,800	\$415,000	\$248,000	7/22/2011	111	92.26%	1.67
11	149 RIDGEDALE AVE	Colonial	\$629,000	\$622,000	\$312,500	7/22/2011	23	98.89%	1.99
12	43 PARK LN	Colonial	\$1,295,000	\$1,250,000	\$758,500	7/25/2011	85	96.53%	1.65
13	15 ORCHARD ST	TwnEndUn	\$399,900	\$387,500	\$219,000	7/26/2011	253	96.90%	1.77
14	28 CRESTWOOD DR	Ranch	\$439,000	\$435,000	\$272,500	7/27/2011	51	99.09%	1.60
15	77 NORTH ST	Colonial	\$249,000	\$225,000	\$227,400	7/28/2011	262	90.36%	0.99
16	40 DELLWOOD DR	Colonial	\$1,800,000	\$1,810,000	\$1,232,700	7/28/2011	49	100.56%	1.47
17	16 CANTERBURY RD	SplitLev	\$599,000	\$585,000	\$249,400	7/29/2011	12	97.66%	2.35
18	1 LEWIS DR	Ranch	\$699,000	\$660,000	\$306,600	7/29/2011	21	94.42%	2.15
19	57 FAIRWOOD RD	Colonial	\$649,900	\$660,000	\$433,600	7/29/2011	8	101.55%	1.52
AVERGAGES			\$698,495	\$678,653			72	96.82%	1.76

CURRENT **ACTIVE** LISTINGS IN MADISON

AS OF AUGSUT 9, 2011

NUMBER OF UNITS: 61

AVERAGE LIST PRICE: \$829,038

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.74

AVERAGE DAYS ON MARKET: 61

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

AS OF AUGUST 11, 2011

NUMBER OF UNITS: 19

AVERAGE LIST PRICE: \$ 749,037

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.74

AVERAGE DAYS ON MARKET: 56

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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.

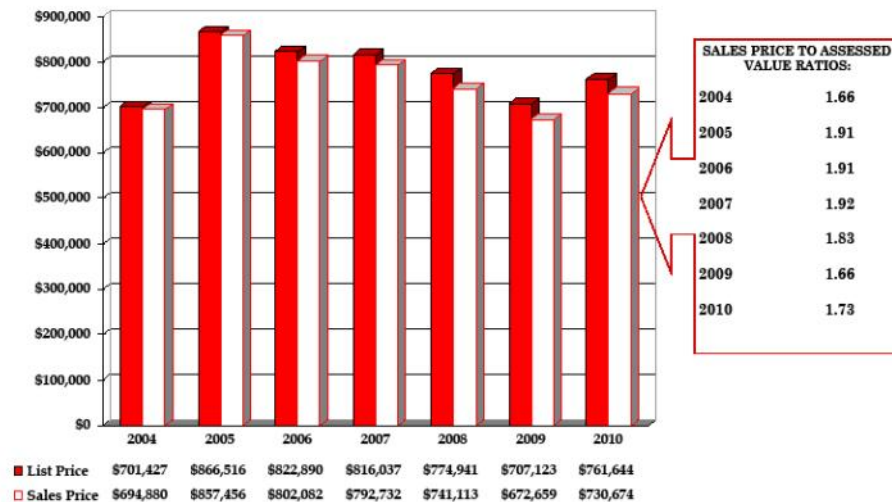
FLASHBACK!!!!
JULY 2010 YTD:
AVG YTD Sales Price: \$ 752,519
DOM: 60
#Units YTD: 101
SP:AV 1.73

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	\$816,867	\$698,495						\$698,724
Average Sales Price	\$727,200	\$709,333	\$428,500	\$535,000	\$775,250	\$793,080	\$678,653						\$672,339
Days on Market	69	113	126	100	66	70	72						85
% of List Price to Sales Price	95.04%	95.81%	95.13%	95.59%	96.81%	97.01%	96.82%						96.27%
Sales Price to Assessed Value	1.69	1.58	1.46	1.62	1.80	1.72	1.76						1.67
# Units Sold	5	9	10	9	4	21	19						77

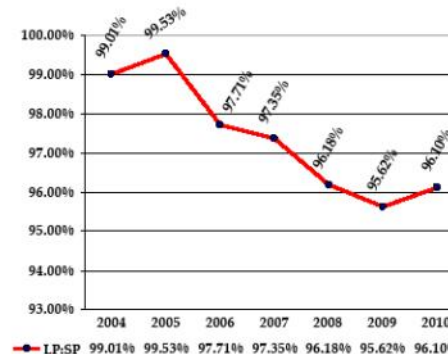
MADISON

Average List Price and Sales Price

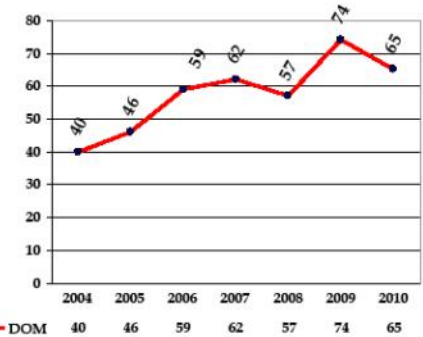


MADISON

Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

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

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