

# Madison

## November 2013 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV
1	115 Greenwood Avenue	Colonial	3	1	8	\$299,000	\$325,000	108.70%	8	\$299,000	108.70%	\$463,600	0.70
2	14 Elmer Street 2A	OneFloor	1	1	179	\$359,900	\$350,000	97.25%	179	\$363,900	96.18%	\$350,000	1.00
3	14 Elmer Street 2B	OneFloor	1	1	59	\$359,900	\$350,000	97.25%	59	\$359,900	97.25%	\$350,000	1.00
4	93 Park Avenue	CapeCod	3	1	72	\$369,000	\$340,000	92.14%	72	\$419,000	81.15%	\$359,200	0.95
5	14 Elmer Street 3A	OneFloor	1	1	188	\$372,500	\$368,960	99.05%	188	\$363,500	101.50%	\$320,400	1.15
6	7 Rosedale Avenue	CapeCod	3	1	8	\$485,000	\$475,000	97.94%	175	\$472,000	100.64%	\$403,000	1.18
7	6 Samson Avenue	Colonial	3	1	51	\$549,000	\$538,000	98.00%	51	\$565,000	95.22%	\$357,600	1.50
8	46 Dean Street	Colonial	3	2	8	\$569,000	\$569,000	100.00%	8	\$569,000	100.00%	\$503,500	1.13
9	144 Kingston Court	TwnIntUn	3	2	37	\$572,000	\$566,000	98.95%	37	\$609,000	92.94%	\$463,800	1.22
10	13 Shadylawn Drive	Colonial	3	2	95	\$655,000	\$640,000	97.71%	95	\$715,000	89.51%	\$501,100	1.28
11	4 Loveland Street	Colonial	3	2	82	\$739,000	\$725,000	98.11%	125	\$799,000	90.74%		
12	8 Longview Avenue	Colonial	3	3	10	\$750,000	\$755,000	100.67%	10	\$750,000	100.67%	\$600,300	1.26
13	65 Barnsdale Road	Ranch	3	2	10	\$835,000	\$864,000	103.47%	10	\$835,000	103.47%	\$658,700	1.31
14	2 Brannick Drive	Colonial	4	3	36	\$1,164,000	\$1,142,000	98.11%	36	\$1,164,000	98.11%	\$1,125,200	1.01
15	20 Gibbons Place	Colonial	5	4	10	\$1,275,000	\$1,307,000	102.51%	10	\$1,275,000	102.51%	\$1,086,200	1.20
16	39 Woodland Road	Colonial	5	5	9	\$1,349,900	\$1,349,900	99.93%	9	\$1,349,900	99.93%		
17	3 Colonial Way	Colonial	5	3	10	\$1,550,000	\$1,650,000	106.45%	10	\$1,550,000	106.45%	\$1,551,600	1.06
Averages					51	\$720,776	\$724,351	99.78%	64	\$732,835	97.94%		1.13

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

Number of Units: 30  
 Average List Price: \$913,740  
 Average List Price to Assessed Value Ratio: 1.25  
 Average Days on Market: 69

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

Number of Units: 23  
 Average List Price: \$837,472  
 Average List Price to Assessed Value Ratio: 1.14  
 Average Days on Market: 51

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Not intended to solicit a property already listed.

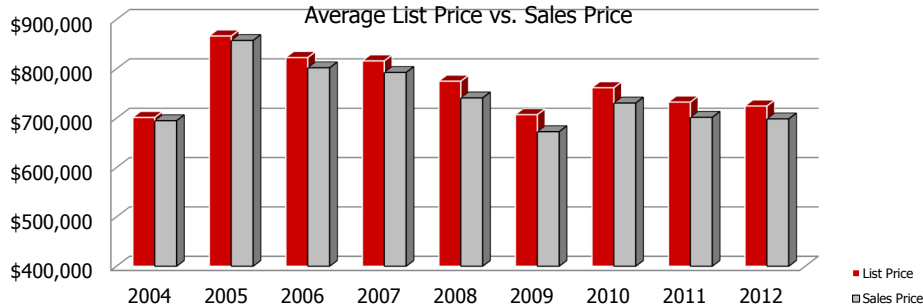
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Madison 2013 Year to Date Market Trends

**November 2012 YTD**  
**AVG YTD Sales Price: \$706,782**  
**DOM: 67**  
**#Units YTD: 119**  
**SP:AV 1.73**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	118	112	38	18	70	92	35	59	54	62	51		58
Final List Price	\$727,529	\$771,817	\$860,667	\$757,418	\$843,933	\$733,539	\$996,341	\$1,155,805	\$700,550	\$997,333	\$720,776		\$869,791
Sales Price	\$709,857	\$748,083	\$842,944	\$763,406	\$821,457	\$745,090	\$977,933	\$1,068,155	\$688,929	\$968,187	\$724,351		\$849,759
Sales Price as a % of FLP	97.49%	96.69%	97.73%	100.77%	97.89%	101.58%	98.55%	96.18%	98.29%	98.64%	99.78%		98.69%
Actual DOM	252	117	59	94	111	127	84	96	98	242	64		111
Original List Price	\$845,529	\$815,317	\$874,111	\$783,244	\$878,187	\$771,378	\$1,024,345	\$1,194,519	\$722,914	\$1,127,917	\$732,835		\$909,585
Sales Price as a % of OLP	90.12%	92.47%	95.63%	96.20%	94.61%	97.03%	97.00%	94.40%	95.14%	93.00%	97.94%		95.48%
Sales Price to Assessed Value	1.71	1.74	1.64	1.75	1.77	1.75	1.85	1.63	1.39	1.25	1.13		1.62
# Units Sold	7	6	9	16	15	18	29	21	14	12	17		164

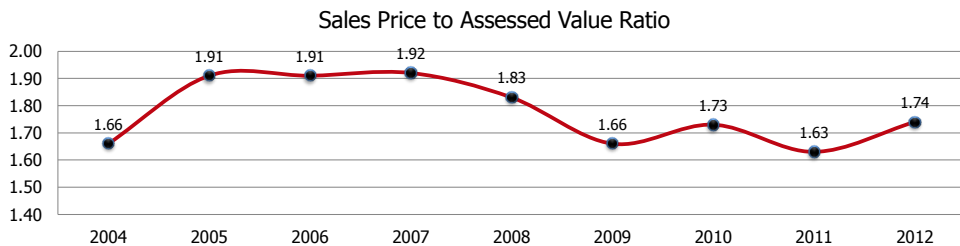
## Madison 2004-2012



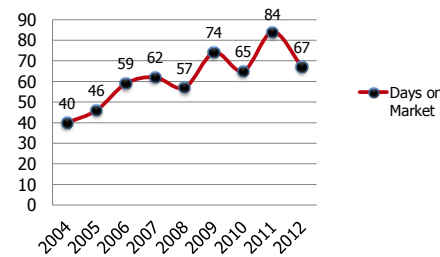
## Madison 2004-2012



	2004	2005	2006	2007	2008	2009	2010	2011	2012
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551



## 2004-2011 Average Days on Market



## 2004-2012 Number of Units Sold

