

Madison

December 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	134 Kings Road	Colonial	3	1.0	48	\$299,900	\$275,000	\$225,000	81.82%	\$331,500	0.68
2	318 Main Street Unit 27	TwnEndUn	2	2.1	97	\$429,900	\$424,900	\$420,000	98.85%	\$378,600	1.11
3	69 Derby Court	TwnIntUn	2	2.1	29	\$479,000	\$479,000	\$459,000	95.82%	\$425,800	1.08
4	68 Knollwood Avenue	Colonial	3	2.1	71	\$749,000	\$599,000	\$570,000	95.16%	\$573,000	0.99
5	73 Brittin Street	Colonial	4	3.0	14	\$569,000	\$569,000	\$576,000	101.23%	\$515,500	1.12
6	194 Shunpike Road	Ranch	3	2.1	126	\$669,000	\$600,000	\$582,500	97.08%	\$552,900	1.05
7	58 Park Avenue	Victrian	6	2.0	9	\$650,000	\$650,000	\$640,000	98.46%	\$439,800	1.46
8	4 Loveland Street	Colonial	3	2.1	128	\$750,000	\$725,000	\$698,000	96.28%	\$559,100	1.25
9	25 Ridgedale Avenue Unit 19	OneFloor	2	2.0	1	\$725,000	\$725,000	\$715,000	98.62%		
10	115 Woodland Road	Colonial	5	3.0	48	\$889,000	\$799,000	\$786,000	98.37%	\$816,300	0.96
11	23 Belleau Avenue	Colonial	4	2.1	61	\$929,000	\$849,000	\$855,000	100.71%		
12	10 Douglas Avenue	Colonial	4	3.1	46	\$975,000	\$899,000	\$899,000	100.00%	\$403,700	2.23
13	18 Woodcliff Drive	Custom	5	3.1	15	\$879,000	\$879,000	\$901,500	102.56%	\$772,400	1.17
14	122 Shunpike Road	Colonial	5	4.1	241	\$1,250,000	\$999,995	\$937,500	93.75%	\$1,062,700	0.88
15	49 Green Avenue	Colonial	4	3.0	55	\$998,000	\$998,000	\$980,000	98.20%	\$807,400	1.21
16	45 Prospect Street	Colonial	3	2.1	148	\$1,129,000	\$1,098,000	\$999,999	91.07%	\$919,500	1.09
17	34 Cross Gates Road	Colonial	5	3.1	25	\$1,175,000	\$1,175,000	\$1,050,000	89.36%	\$1,088,800	0.96
18	10 Pomeroy Road	Colonial	6	3.1	10	\$1,175,000	\$1,175,000	\$1,300,000	110.64%	\$999,400	1.30
19	18 Bутtenheim Terrace	Colonial	5	3.1	19	\$1,895,000	\$1,895,000	\$1,825,000	96.31%	\$1,525,800	1.20
AVERAGE					63	\$874,463	\$832,310	\$811,553	97.07%		1.16

"ACTIVE" LISTINGS IN MADISON

Number of Units: 46
 Average List Price: \$1,104,898
 Average Days on Market: 101

"UNDER CONTRACT" LISTINGS IN MADISON

Number of Units: 18
 Average List Price: \$658,038
 Average Days on Market: 76

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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 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	18	32	60	33	13	94	39	34	56	56	40	63	49
List Price	\$775,613	\$881,400	\$946,617	\$634,780	\$654,760	\$1,051,667	\$730,288	\$758,573	\$906,041	\$713,907	\$809,160	\$832,310	\$820,102
Sales Price	\$757,500	\$875,150	\$914,333	\$628,410	\$653,680	\$1,019,389	\$732,931	\$750,477	\$877,205	\$682,843	\$804,425	\$811,553	\$802,362
Sales Price as a % of List Price	99.22%	97.40%	94.73%	99.16%	100.43%	97.14%	100.36%	98.97%	96.88%	96.18%	99.63%	97.07%	98.07%
Sales Price to Assessed Value	1.16	1.16	1.11	1.12	1.01	1.17	1.16	1.14	1.19	1.04	1.18	1.16	1.18
# Units Sold	8	12	6	10	5	18	24	15	22	14	10	19	163
Active Listings	32	37	50	56	67	70	62	66	66	67	55	46	56
Under Contracts	17	19	21	35	44	32	28	25	31	32	23	18	27

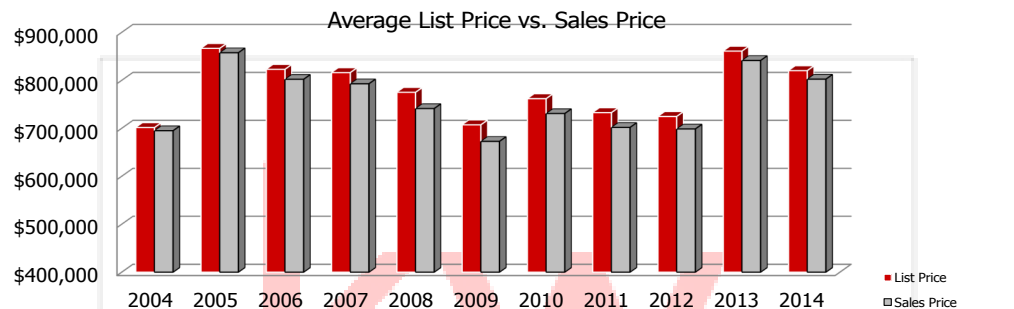
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	58	49	-15.14%
Sales Price	\$841,302	\$802,362	-4.63%
Sales Price as a % of List Price	98.70%	98.07%	-0.64%

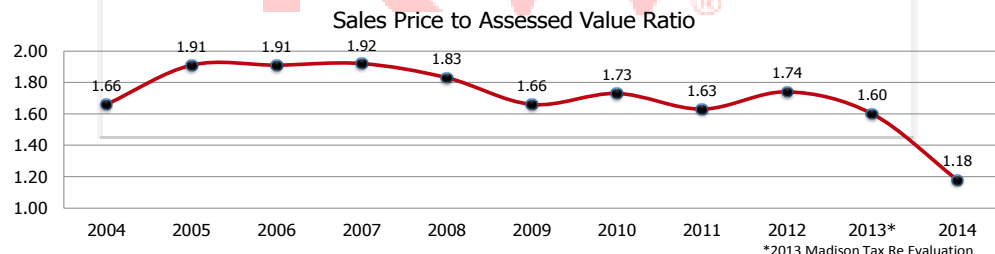


	2013	2014	% Change
# Units Sold	176	163	-7.39%
Active Listings	25	46	84.00%
Under Contracts	19	18	-5.26%

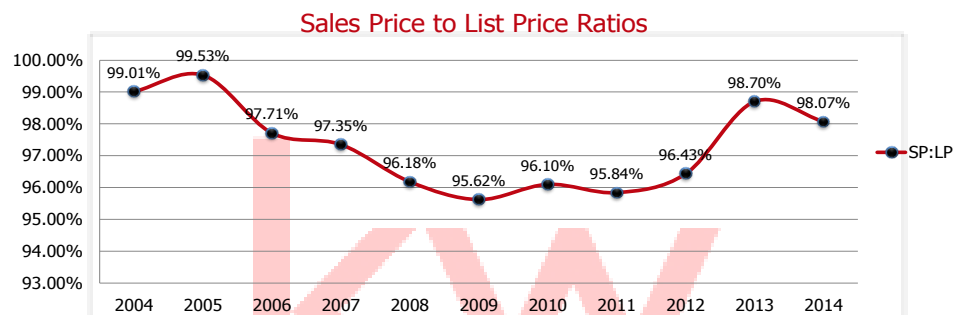
Madison Yearly Market Trends



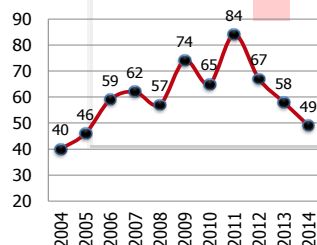
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

