

Madison

November 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	119 Park Avenue	Colonial	3	1.1	14	\$423,000	\$423,000	\$431,750	102.07%	\$302,500	1.43
2	27 Kensington Road	CapeCod	4	2.0	20	\$449,900	\$449,900	\$460,000	102.24%	\$417,900	1.10
3	27 Shadylawn Drive	CapeCod	3	2.0	123	\$515,000	\$489,000	\$485,000	99.18%	\$431,900	1.12
4	2 Rosewood Drive	Ranch	3	2.0	28	\$569,900	\$539,900	\$515,000	95.39%	\$500,700	1.03
5	21 Wayne Boulevard	CapeCod	3	2.0	6	\$524,900	\$524,900	\$533,000	101.54%	\$425,000	1.25
6	46 Spring Garden Drive	SplitLev	3	2.1	14	\$649,900	\$649,900	\$635,000	97.71%	\$535,400	1.19
7	84 Greenwood Avenue	Tudor	4	2.1	62	\$719,000	\$695,000	\$672,500	96.76%	\$594,600	1.13
8	21 Pomeroy Road	CapeCod	4	2.1	0	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$864,200	1.27
9	83 Prospect Street	SeeRem	4	3.0	13	\$1,225,000	\$1,225,000	\$1,282,000	104.65%	\$1,031,200	1.24
10	1 Dellwood Drive	Colonial	5	3.1	119	\$2,100,000	\$1,995,000	\$1,930,000	96.74%	\$1,858,800	1.04
AVERAGE					40	\$827,660	\$809,160	\$804,425	99.63%		1.18

"ACTIVE" LISTINGS IN MADISON

Number of Units: 55
 Average List Price: \$1,020,049
 Average Days on Market: 102

"UNDER CONTRACT" LISTINGS IN MADISON

Number of Units: 23
 Average List Price: \$792,112
 Average Days on Market: 68

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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		47
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		\$818,491
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		\$801,150
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%		98.20%
Sales Price to	1.16	1.16	1.11	1.12	1.01	1.17	1.16	1.14	1.19	1.04	1.18		1.18
# Units Sold	8	12	6	10	5	18	24	15	22	14	10		144
Active Listings	32	37	50	56	67	70	62	66	66	67	55		57
Under Contracts	17	19	21	35	44	32	28	25	31	32	23		28

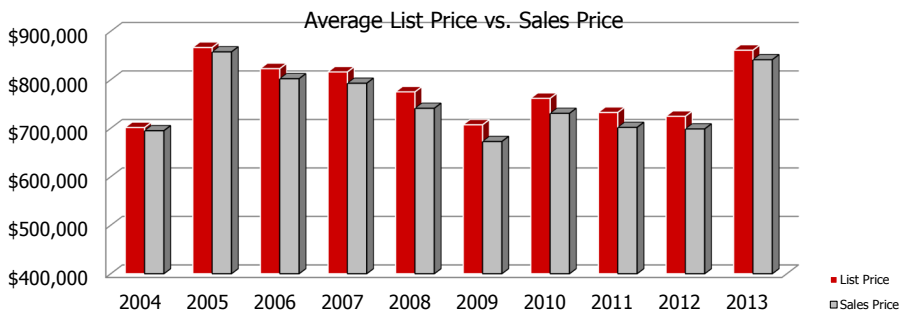
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	58	47	-17.52%
Sales Price	\$849,759	\$801,150	-5.72%
Sales Price as a % of List Price	95.48%	98.20%	2.84%



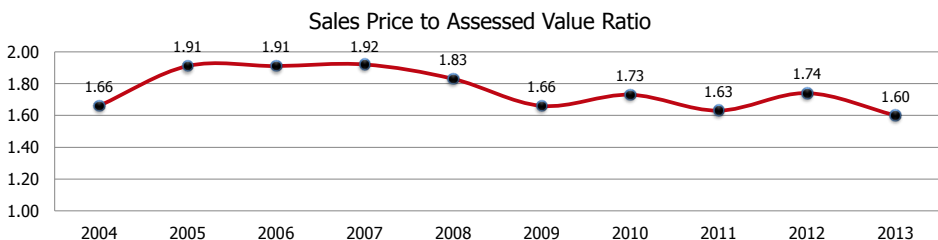
	2013	2014	% Change
# Units Sold	164	144	-12.20%
Active Listings	30	55	83.33%
Under Contracts	23	23	0.00%

Madison 2004-2013

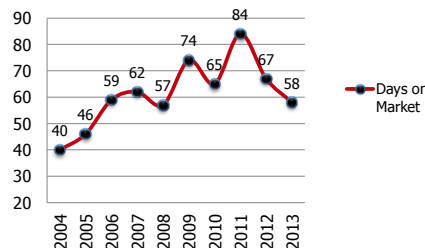


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302

Madison 2004-2013



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

