

Madison

May 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	71 Shadylawn Drive	CapeCod	4	1.0	120	\$429,900	\$419,000	\$403,000	96.18%	\$414,300	0.97
2	66 Lathrop Avenue	Colonial	4	1.0	98	\$449,000	\$449,000	\$420,000	93.54%	\$398,700	1.05
3	45 Niles Avenue	Colonial	3	1.1	28	\$450,000	\$450,000	\$435,000	96.67%	\$434,400	1.00
4	137 Kingston Court	TwnIntUn	2	2.1	12	\$509,000	\$509,000	\$502,500	98.72%	\$465,100	1.08
5	127 Greenwood Avenue	Colonial	3	1.1	12	\$549,000	\$549,000	\$530,000	96.54%	\$554,000	0.96
6	77 North Street	Colonial	4	2.1	10	\$529,900	\$529,900	\$532,000	100.40%	\$442,800	1.20
7	17 Rolling Hill Court	TwnIntUn	3	2.1	12	\$540,000	\$540,000	\$540,000	100.00%	\$567,700	0.95
8	1 Rolling Hill Court	TwnEndUn	3	3.1	19	\$669,900	\$669,900	\$630,000	94.04%	\$544,700	1.16
9	198 Shunpike Road	SplitLev	4	2.1	42	\$675,000	\$675,000	\$679,800	100.71%	\$553,800	1.23
10	25 Ridgedale Avenue Unit 15	OneFloor	2	2.0	1	\$710,000	\$710,000	\$695,000	97.89%		
11	60 Greenwood Avenue	Colonial	4	2.0	26	\$699,000	\$699,000	\$705,000	100.86%	\$575,500	1.23
12	47 Laurel Way	RanchExp	5	3.1	25	\$790,000	\$790,000	\$816,000	103.29%	\$711,200	1.15
13	27 Belleau Avenue	Colonial	4	2.1	2	\$849,000	\$849,000	\$887,000	104.48%		
14	29 Maple Avenue	Victrian	4	4.0	23	\$1,089,000	\$1,050,250	\$1,043,600	99.37%	\$729,400	1.43
15	107 Pomeroy Road	Colonial	4	3.0	31	\$1,289,000	\$1,289,000	\$1,232,500	95.62%	\$1,065,400	1.16
16	52 Green Avenue	Colonial	5	3.2	34	\$1,250,000	\$1,250,000	\$1,241,500	99.32%	\$1,158,600	1.07
17	29 Crestview Avenue	Colonial	4	3.2	60	\$1,499,000	\$1,449,000	\$1,375,000	94.89%	\$1,263,400	1.09
18	4 Shepherd Lane	Colonial	5	6.1	10	\$1,849,000	\$1,849,000	\$1,850,000	100.05%	\$2,067,300	0.89
19	26 Beverly Road	Colonial	6	6.1	177	\$2,385,000	\$2,285,000	\$2,350,000	102.84%		
20	11 E Dellwood Parkway	Colonial	6	4.2	16	\$2,895,000	\$2,895,000	\$2,822,500	97.50%	\$2,463,500	1.15
AVERAGE					38	\$1,005,285	\$995,303	\$984,520	98.65%		1.10

"ACTIVE" LISTINGS IN MADISON

Number of Units: 65
 Average List Price: \$1,144,575
 Average Days on Market: 73

"UNDER CONTRACT" LISTINGS IN MADISON

Number of Units: 54
 Average List Price: \$883,554
 Average Days on Market: 31

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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 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	137	56	59	38								57
List Price	\$842,611	\$557,817	\$774,682	\$944,082	\$995,303								\$873,219
Sales Price	\$822,206	\$546,233	\$767,727	\$928,618	\$984,520								\$860,808
Sales Price as a % of List Price	97.73%	98.22%	99.82%	99.39%	98.65%								98.85%
Sales Price to Assessed Value	1.16	1.09	1.06	1.27	1.10								1.11
# Units Sold	8	6	11	11	20								56
Active Listings	45	62	63	73	65								62
Under Contracts	22	35	49	53	54								43

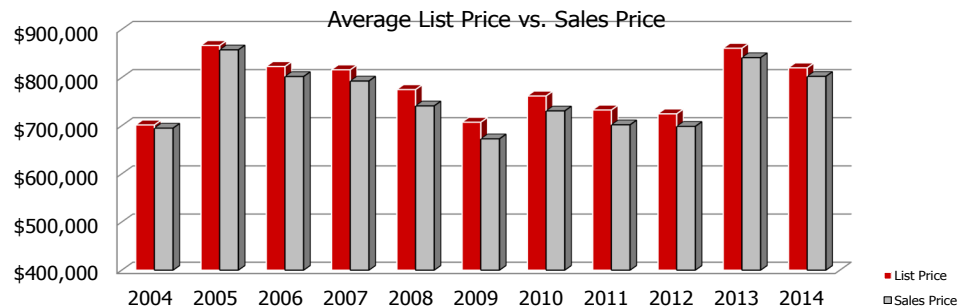
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	31	57	82.61%
Sales Price	\$762,598	\$860,808	12.88%
Sales Price as a % of List Price	98.17%	98.85%	0.69%

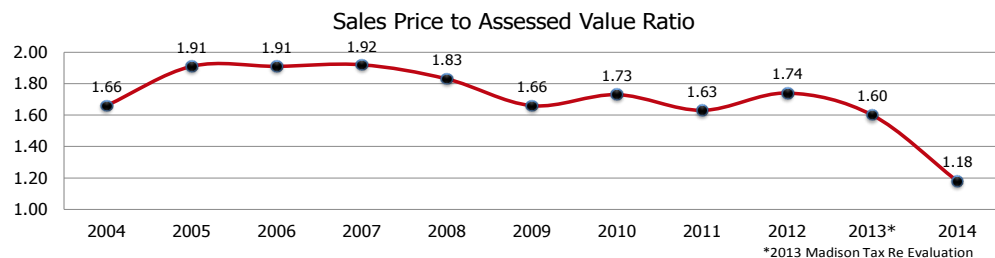


	2014	2015	% Change
# Units Sold	41	56	36.59%
Active Listings	67	65	-2.99%
Under Contracts	44	54	22.73%

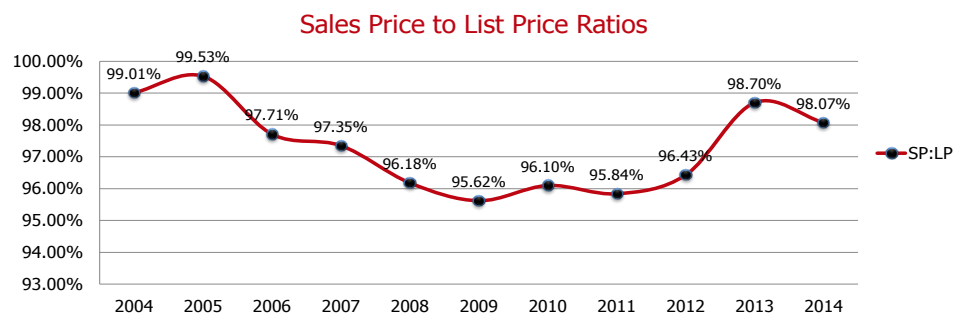
Madison Yearly Market Trends



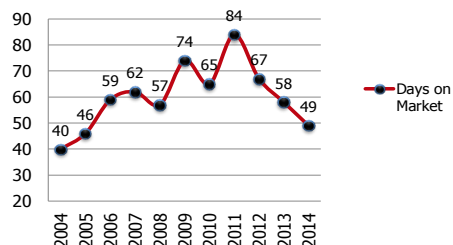
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

