

## MADISON July 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make a truly educated decision when buying or selling your next home.

### Homes Sold in July 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
34 Ridgedale Ave.	\$375,000	\$299,000	\$235,000	3	1	346
33 Chelsea Ct.	\$424,000	\$399,900	\$380,500	2	2.1	64
5 Rosemont Ave.	\$459,900	\$425,000	\$420,000	3	1.1	114
201 Greenwood Ave.	\$468,000	\$450,000	\$435,000	3	1	26
4 Troy Ct.	\$519,000	\$499,000	\$470,000	4	2	67
9 Buckingham Dr.	\$539,900	\$509,900	\$488,250	3	1	86
10 Oxford Ln.	\$549,000	\$525,000	\$495,000	3	2	63
40 Kensington Rd.	\$575,000	\$559,000	\$550,000	4	2	34
394 Woodland Rd.	\$579,000	\$579,000	\$530,000	4	2.1	71
16 Longview Ave.	\$629,000	\$599,000	\$599,500	3	2	52
6 Grove St.	\$610,000	\$610,000	\$560,000	4	2.1	11
19 Anthony Dr.	\$639,000	\$639,000	\$610,000	4	2	28
26 West End Ave.	\$669,000	\$669,000	\$725,000	4	3.1	1
8 Niles Ave.	\$749,900	\$749,900	\$751,000	3	3	74
10 Winding Way	\$1,050,000	\$999,100	\$955,000	4	3.1	118
81 Samson Ave.	\$999,900	\$999,900	\$1,025,000	4	2.1	8
6 Wyndehurst Dr.	\$1,075,000	\$1,075,000	\$1,175,000	4	4.1	7
41 Prospect St.	\$1,198,000	\$1,159,000	\$1,105,000	5	3.1	39
2 Colonial Way	\$1,299,000	\$1,299,000	\$1,364,000	5	4	8
28 Union Hill Rd.	\$1,689,000	\$1,549,000	\$1,450,000	5	3.2	63
125 Central Ave.	\$1,550,000	\$1,550,000	\$1,446,000	4	2.1	25
22 Woodcliff Dr.	\$1,699,000	\$1,699,000	\$1,625,000	5	5.1	18
22 Noe Ave.	\$2,095,000	\$2,090,000	\$2,000,000	7	5.1	56

Average Days on Market: 60      Total Sales for Month: 23  
 Average List Price: \$906,583      Average Sale Price: \$843,228  
 % of List Price to Sales Price: 97%

Jul-10	Active Listings			New Listings			U
# of Bedrooms	# of Res. Homes	Avg. LP	DOM	# of Res. Homes	Avg. LP	DOM	# of Res. Homes
0	0	0	N/A	0	0	N/A	0
1	0	0	N/A	0	0	N/A	0
2	9	441,475	N/A	4	444,894	N/A	3
3	26	537,838	N/A	6	531,300	N/A	5
4	28	744,264	N/A	3	609,600	N/A	6
5+	25	1,639,312	N/A	2	1,249,000	N/A	1
TOWN	88	906,583	N/A	15	619,612	N/A	15

## MARKET TRENDS in Madison July 2009 - July 2010

	July '09	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
<b>Ave List Price</b>	\$799,634	\$824,261	\$827,685	\$833,496	\$902,872	\$979,814	\$1,013,476
<b>Ave Sale Price</b>	\$765,618	\$759,192	\$657,825	\$634,413	\$613,881	\$589,306	\$589,944
<b>SP/LP Ratio</b>	96%	92%	97%	98%	95%	95%	92%
<b>DOM</b>	55	122	48	59	56	88	78
<b># of Homes Sold</b>	22	13	13	10	13	16	9

	Feb.	Mar.	Apr.	May	June	July '10
<b>Ave List Price</b>	\$1,018,188	\$1,020,689	\$1,021,103	\$1,000,248	\$953,737	\$906,583
<b>Ave Sale Price</b>	\$705,023	\$683,492	\$743,500	\$762,444	\$840,036	\$843,228
<b>SP/LP Ratio</b>	96%	96%	94%	96%	97%	97%
<b>DOM</b>	36	93	73	41	28	60
<b># of Homes Sold</b>	6	15	14	9	21	23

The data relating to real estate for sale on this website comes in part from the IDX Program of Garden State Multiple Listing Service, L.L.C. Copyright © 2010 Garden State Multiple Listing , L.L.C. All rights reserved.

## Style

Cape Cod

Under Contract		Sold Listings			
Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0%
0	0	0	0	0	0%
506,267	84	1	380,500	64	95%
509,380	37	7	489,107	109	96%
896,167	87	10	804,600	37	98%
925,000	204	5	1,508,800	37	97%
691,180	77	23	843,228	60	97%

