



## Home Sales July 2018 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
255	Kings Rd*	\$425,000	\$425,000	\$430,400	13	101.27%
150	KINGS RD*	\$515,000	\$459,000	\$438,000	73	95.42%
24	Loantaka Way*	\$425,000	\$425,000	\$454,000	35	106.82%
2	Loantaka Way*	\$425,000	\$425,000	\$454,000	35	106.82%
41	Dean St*	\$373,000	\$373,000	\$466,000	14	124.93%
111	Madison Ave*	\$485,000	\$485,000	\$478,500	46	98.66%
6	Loantaka Way*	\$450,000	\$450,000	\$480,000	35	106.67%
318	MAIN ST UNIT 35*	\$490,000	\$490,000	\$487,000	12	99.39%
1	Cedar Ave*	\$575,000	\$550,000	\$540,000	72	98.18%
127	Greenwood Avenue	\$565,000	\$565,000	\$565,000	16	100.00%
10	Loantaka Way*	\$555,000	\$555,000	\$593,000	35	106.85%
20	Loantaka Way*	\$555,000	\$555,000	\$593,000	35	106.85%
11	Rolling Hill Ct*	\$669,000	\$598,000	\$600,000	98	100.33%
72	(aka 70) Dean St.	\$644,000	\$644,000	\$602,000	15	93.48%
51	Shadylawn Dr*	\$649,000	\$625,000	\$612,000	45	97.92%
12	Loantaka Way*	\$585,000	\$585,000	\$626,000	35	107.01%
7	Samson Ave*	\$749,000	\$749,000	\$776,000	16	103.60%
26	Dogwood Dr*	\$799,000	\$799,000	\$800,555	11	100.19%
33	Green Village Rd*	\$899,000	\$899,000	\$899,000	0	100.00%
33	Green Village Rd*	\$899,000	\$899,000	\$899,000	0	100.00%
8	Pine Ave*	\$975,000	\$975,000	\$940,000	33	96.41%
33	Green Village Rd*	\$999,000	\$999,000	\$999,000	0	100.00%
14	Norman Circle	\$1,099,000	\$1,099,000	\$999,999	86	90.99%
32	Central Ave*	\$1,099,000	\$1,099,000	\$1,085,000	26	98.73%
107	Greenwood Ave*	\$1,169,000	\$1,169,000	\$1,130,000	114	96.66%
185	Ridgedale Ave*	\$1,449,000	\$1,295,000	\$1,287,500	113	99.42%
33	Green Village Rd*	\$1,299,000	\$1,299,000	\$1,299,000	0	100.00%
17	Wyndehurst Dr*	\$1,595,000	\$1,595,000	\$1,525,000	85	95.61%
144	Loantaka Way*	\$2,050,000	\$2,050,000	\$1,900,000	51	92.68%
1	Beverly Rd*	\$2,295,000	\$2,245,000	\$2,150,000	118	95.77%

Month of  
July-18

Average List Price \$846,000  
 Average Sold Price \$836,965  
 Average Days on Market 42.23  
 Ratio SP/LP 0.989320489