



KIMCANNON
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**COLDWELL
 BANKER**

401 Springfield Avenue
 Summit, New Jersey 07901

908.313.2855



Home Sales July 2015 Madison, NJ

Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
376 Woodland Rd*	\$520,000	\$520,000	\$495,000	19	95.19%
30 Academy Rd*	\$1,149,000	\$949,000	\$885,000	117	93.26%
353 Woodland Rd*	\$575,000	\$575,000	\$525,000	119	91.30%
40 Maple Ave*	\$2,185,000	\$1,899,000	\$1,812,500	90	95.44%
7 Stafford Dr*	\$1,200,000	\$1,200,000	\$1,225,000	52	102.08%
1 Park Lane*	\$1,385,000	\$1,385,000	\$1,420,000	11	102.53%
121 Greenwood Ave*	\$535,000	\$535,000	\$535,000	11	100.00%
1 Cross Gates Rd*	\$1,925,000	\$1,925,000	\$1,925,000	7	100.00%
24 Pine Ave*	\$580,000	\$580,000	\$580,000	46	100.00%
44 Valley Rd*	\$864,900	\$864,900	\$858,900	27	99.31%
25 Parkside Ave*	\$1,399,000	\$1,399,000	\$1,375,000	15	98.28%
7 Dehart Pl*	\$549,000	\$549,000	\$602,000	7	109.65%
20 Broadview Ave*	\$839,900	\$839,900	\$820,000	24	97.63%
2 Ferndale Rd*	\$1,399,000	\$1,345,000	\$1,280,000	30	95.17%
6 Union Ave*	\$465,000	\$465,000	\$461,500	14	99.25%
46 Brooklake Rd*	\$409,000	\$409,000	\$395,000	15	96.58%
38 Rose Ave*	\$839,000	\$839,000	\$840,000	14	100.12%
53 Longview Ave*	\$689,000	\$689,000	\$765,000	14	111.03%
318 Main St*	\$487,500	\$487,500	\$480,000	0	98.46%
15 Stonehedge Ln*	\$549,000	\$549,000	\$549,000	9	100.00%
42 LORRAINE RD*	\$649,900	\$619,900	\$615,000	23	99.21%
8 Lewis Dr*	\$795,000	\$795,000	\$830,775	12	104.50%
68 Rosedale Ave*	\$419,000	\$419,000	\$414,500	11	98.93%
10 SOUTH OAK COURT	\$450,000	\$450,000	\$500,000	6	111.11%

Month of July-15	Average List Price	\$845,342
	Average Sold Price	\$841,216
	Average Days on Market	28.88
	Ratio SP/LP	99.51%