

## Home Sales May 2021 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
159	Leeds Ct*	\$495,000	\$495,000	\$531,000	10	107.27%
4	Klara Ct*	\$549,000	\$549,000	\$549,000	17	100.00%
15	Crestwood Dr*	\$500,000	\$500,000	\$550,000	8	110.00%
194	Kings Rd*	\$575,000	\$575,000	\$575,000	27	100.00%
59	Ridgedale Ave*	\$627,500	\$627,500	\$630,000	9	100.40%
1	Woodcliff Dr*	\$549,000	\$549,000	\$706,000	23	128.60%
7	Rosemont Ave*	\$689,000	\$689,000	\$765,000	8	111.03%
54	Winding Way*	\$859,000	\$859,000	\$880,000	20	102.44%
31	NOE AVE*	\$929,000	\$915,000	\$898,500	70	98.20%
6	Fox Chase Rd*	\$975,000	\$975,000	\$976,000	18	100.10%
106	Greenwood Ave*	\$1,100,000	\$1,100,000	\$1,000,000	2	90.91%
28	Valley Rd*	\$1,175,000	\$1,175,000	\$1,100,000	6	93.62%
125	Green Village Rd*	\$1,168,000	\$1,168,000	\$1,183,000	9	101.28%
42	Hillcrest Rd*	\$1,300,000	\$1,300,000	\$1,365,000	12	105.00%
60	UNION HILL RD	\$1,385,000	\$1,385,000	\$1,386,500	24	100.11%
284	Kings Rd*	\$1,499,000	\$1,499,000	\$1,560,000	6	104.07%
2	INDEPENDENCE CT*	\$1,565,000	\$1,565,000	\$1,565,000	22	100.00%
94	GREEN AVE*	\$1,650,000	\$1,650,000	\$1,575,000	38	95.45%
64	Green Ave*	\$1,850,000	\$1,750,000	\$1,850,000	42	105.71%
35	Lawrence Road	\$2,200,000	\$2,200,000	\$2,150,000	11	97.73%

Month of	Average List Price	\$1,076,275
May-21	Average Sold Price	\$1,089,750
	Average Days on Market	19.10
	Ratio SP/LP	101.25%