## Home Sales April 2011 Madison

Property Address		Original List Price OLP	at Cor		Sold Price SP	Days on Market	Ratio SP/LP
PARK AVE*			\$249,0	000	\$260,000	74	104.42%
SHADYLAWN DR*		\$509,000	\$489,0	000	\$475,000	191	97.14%
CANTERBURY RD*		\$529,000	\$529,0	000	\$529,000	12	100.00%
PAGE ST*		\$549,000	\$549,0	000	\$533,500	21	97.18%
NILES AVE*		\$586,900	\$586,9	900	\$565,000	10 —	96.27%
KNOLLWOOD AVE*		\$599,900	\$599,9	900	\$580,000	26	96.68%
ALEXANDER AVE*		\$619,000	\$619,0	000	\$615,000	17	99.35%
LOANTAKA WAY*		\$675,000	\$649,0	000	\$638,000	51	98.31%
GREENWOOD AVE*		\$799,900	\$799,900		\$735,000	) 30	91.89%
WINDING WAY	\$1,199,000 \$1,299,000		\$1,199,000 \$1,299,000		\$1,199,000	) 17	100.00%
Loantaka Terrace					\$1,299,000	) 70	100.00%
POMEROY RD*		\$1,875,000	\$1,87	5,000 1	\$1,773,500	) 13	94.59%
Y							
Month of	Average List Price			\$786,975			
April-12 Average Sold Price Average Days on Market				\$766,833			
			Days on Market				
	Ratio SP/LP			97.44%			
	CANTERBURY RD* PAGE ST* NILES AVE* KNOLLWOOD AVE* ALEXANDER AVE* LOANTAKA WAY* GREENWOOD AVE* WINDING WAY Loantaka Terrace POMEROY RD*	PARK AVE* SHADYLAWN DR* CANTERBURY RD* PAGE ST* NILES AVE* KNOLLWOOD AVE* ALEXANDER AVE* LOANTAKA WAY* GREENWOOD AVE* WINDING WAY Loantaka Terrace POMEROY RD* Month of April-12 Average	Property AddressList Price OLPPARK AVE*\$299,000SHADYLAWN DR*\$509,000CANTERBURY RD*\$529,000PAGE ST*\$549,000NILES AVE*\$586,900KNOLLWOOD AVE*\$599,900ALEXANDER AVE*\$619,000LOANTAKA WAY*\$675,000GREENWOOD AVE*\$799,900WINDING WAY\$1,199,000Loantaka Terrace\$1,299,000POMEROY RD*\$1,875,000Month of April-12Average List Price Average Days on Ma	List Price OLPat Cor LPPARK AVE* SHADYLAWN DR* CANTERBURY RD* PAGE ST*\$299,000\$249,9SHADYLAWN DR* CANTERBURY RD* PAGE ST*\$509,000\$489,9NILES AVE* S549,000\$529,000\$529,1NILES AVE* S586,900\$586,900\$586,900KNOLLWOOD AVE* LOANTAKA WAY*\$675,000\$619,9LOANTAKA WAY* GREENWOOD AVE* VINDING WAY\$675,000\$649,9Loantaka Terrace POMEROY RD*\$1,199,000\$1,199Loantaka Terrace POMEROY RD*\$1,875,000\$1,875Month of April-12Average List Price Average Sold Price Average Days on Market\$1000000000000000000000000000000000000	List Price OLPat Contract LPPARK AVE*\$299,000\$249,000SHADYLAWN DR* CANTERBURY RD* PAGE ST*\$509,000\$489,000CANTERBURY RD* PAGE ST*\$549,000\$529,000NILES AVE* KNOLLWOOD AVE*\$586,900\$586,900ALEXANDER AVE* CANTAKA WAY*\$619,000\$619,000LOANTAKA WAY* GREENWOOD AVE*\$799,900\$799,900WINDING WAY Loantaka Terrace POMEROY RD*\$1,199,000\$1,199,000Month of April-12Average List Price Average Sold Price\$786,9 \$766,8 Average Days on Market\$786,9 \$766,8 \$766,8	List Price OLP at Contract LP Price SP   PARK AVE* \$299,000 \$249,000 \$260,000   SHADYLAWN DR* \$509,000 \$489,000 \$475,000   CANTERBURY RD* \$529,000 \$529,000 \$529,000   PAGE ST* \$549,000 \$549,000 \$553,500   NILES AVE* \$586,900 \$586,900 \$565,000   KNOLLWOOD AVE* \$599,900 \$599,900 \$580,000   ALEXANDER AVE* \$619,000 \$619,000 \$615,000   LOANTAKA WAY* \$675,000 \$649,000 \$638,000   GREENWOOD AVE* \$799,900 \$799,900 \$735,000   WINDING WAY \$1,199,000 \$1,299,000 \$1,299,000   Loantaka Terrace \$1,299,000 \$1,299,000 \$1,299,000   POMEROY RD* \$1,875,000 \$1,875,000 \$1,773,500   Month of Average Sold Price \$766,833 Average Days on Market \$44.33	List Price OLP at Contract LP Price SP Market   PARK AVE* \$299,000 \$249,000 \$260,000 74   SHADYLAWN DR* \$509,000 \$489,000 \$475,000 191   CANTERBURY RD* \$529,000 \$529,000 \$529,000 \$266,000 12   PAGE ST* \$549,000 \$549,000 \$529,000 \$529,000 \$529,000 12   NILES AVE* \$586,900 \$586,900 \$565,000 10   KNOLLWOOD AVE* \$599,900 \$599,900 \$619,000 \$615,000 17   LOANTAKA WAY* \$675,000 \$649,000 \$638,000 51   GREENWOOD AVE* \$799,900 \$799,900 \$735,000 30   WINDING WAY \$1,199,000 \$1,199,000 \$1,299,000 \$1,299,000 \$1,299,000 \$1,299,000 \$1,299,000 \$1,299,000 \$1,299,000 \$1,773,500 13   Month of April-12 Average List Price Average Sold Price \$786,975 \$766,833 \$766,833 \$44.33 \$44.33



**KIM CANNON** 

#1 SALES ASSOCIATE Coldwell Banker - Summit NJ



401 Springfield Avenue Summit, New Jersey 07901 Office: 908-522-3876

