

Home Sales July 2013 Madison

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
17*	Orchard St*	\$410,000	\$399,900	\$389,500	33	97.40%
56*	Niles Ave*	\$500,000	\$500,000	\$470,000	24	94.00%
24*	Bedford Ct*	\$500,000	\$500,000	\$490,000	10	98.00%
14*	Kensington Rd*	\$555,000	\$555,000	\$548,750	7	98.87%
27*	Roscoe Avenue	\$585,000	\$585,000	\$580,000	11	99.15%
51*	Samson Ave*	\$669,000	\$639,000	\$610,000	36	95.46%
74*	Shunpike Rd*	\$599,000	\$599,000	\$615,000	11	102.67%
31*	Sherwood Ave*	\$615,000	\$615,000	\$625,000	7	101.63%
19*	Green Village Rd*	\$649,000	\$649,000	\$637,000	41	98.15%
1*	Treadwell Ave*	\$709,000	\$699,000	\$675,000	64	96.57%
10*	Academy Road	\$759,000	\$739,000	\$701,000	42	94.86%
10	Cook Ave Unit 3	\$750,000	\$750,000	\$730,000	124	97.33%
10	Cook Ave Unit 2	\$750,000	\$765,000	\$750,000	134	98.04%
12*	Fairview Ave*	\$695,000	\$695,000	\$752,000	10	108.20%
21*	Redmond Dr*	\$769,000	\$769,000	\$775,000	15	100.78%
4*	Fox Chase Rd*	\$789,000	\$789,000	\$807,500	15	102.34%
65*	North Street	\$895,000	\$895,000	\$867,300	36	96.91%
25*	Woodcliff Drive	\$860,000	\$860,000	\$882,000	21	102.56%
40*	Longview Ave*	\$939,000	\$939,000	\$930,000	13	99.04%
56*	Maple Ave*	\$999,000	\$999,000	\$980,000	17	98.10%
11	Winding Way	\$1,229,000	\$1,229,000	\$1,210,000	20	98.45%
148*	Shunpike Rd*	\$1,349,000	\$1,349,000	\$1,300,000	8	96.37%
7	Loantaka Terrace	\$1,399,000	\$1,399,000	\$1,395,000	96	99.71%
49*	East Ln*	\$1,495,000	\$1,495,000	\$1,475,000	12	98.66%
29*	East Ln*	\$1,635,000	\$1,579,000	\$1,525,000	67	96.58%
11*	Wyndehurst Dr*	\$1,795,000	\$1,599,000	\$1,550,000	102	96.94%
8*	Colonial Way*	\$1,649,000	\$1,649,000	\$1,590,000	42	96.42%
19*	Park Ln*	\$1,879,000	\$1,879,000	\$1,900,000	12	101.12%
34*	Dellwood Dr*	\$2,775,000	\$2,775,000	\$2,600,000	5	93.69%

Month of July-13 Average List Price \$996,341
 Average Sold Price \$977,933
 Average Days on Market 35.69
 Ratio SP/LP 98.15%



KIM CANNON

#1 SALES ASSOCIATE
Coldwell Banker - Summit NJ



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

