

Home Sales July 2014 Madison

	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP	
9*	Avery Ct*	\$499,000	\$450,000	\$445,000	70	98.89%
35*	Niles Ave*	\$535,000	\$535,000	\$525,000	31	98.13%
231*	Greenwood Ave*	\$589,900	\$550,000	\$532,500	68	96.82%
82*	Fairfax Ct*	\$515,000	\$515,000	\$536,000	15	104.08%
37*	Rosedale Ave*	\$629,900	\$575,000	\$545,000	129	94.78%
78*	RIDGEDALE	\$579,000	\$579,000	\$555,000	49	95.85%
15*	Spring Garden Dr*	\$599,000	\$599,000	\$560,000	29	93.49%
16*	Hunter Dr*	\$599,000	\$599,000	\$599,000	13	100.00%
236*	Norwich Ct*	\$589,000	\$589,000	\$600,000	40	101.87%
11*	Rolling Hill Ct*	\$599,000	\$599,000	\$600,000	13	100.17%
57*	Ridgedale Avenue	\$650,000	\$599,000	\$617,000	64	103.01%
64*	Dean St*	\$599,000	\$599,000	\$620,000	13	103.51%
17*	Seven Oaks Cir*	\$650,000	\$650,000	\$627,000	79	96.46%
25*	Longview Ave*	\$725,000	\$700,000	\$680,750	79	97.25%
18*	Spring Garden Dr*	\$649,900	\$649,900	\$712,800	10	109.68%
11*	Valley Rd*	\$699,000	\$699,000	\$725,000	9	103.72%
12*	Hillview Ave*	\$785,000	\$785,000	\$785,000	34	100.00%
11*	Coursen Way*	\$789,000	\$789,000	\$791,500	19	100.32%
5*	Stafford Dr*	\$869,000	\$869,000	\$875,000	8	100.69%
10*	Fox Chase Rd*	\$870,000	\$870,000	\$906,300	11	104.17%
94*	Woodland Rd*	\$979,000	\$979,000	\$973,000	7	99.39%
69*	Union Hill Rd*	\$1,095,000	\$999,000	\$992,000	109	99.30%
15*	Valley Rd*	\$924,000	\$924,000	\$1,015,000	7	109.85%
5*	Shepherd Ln*	\$1,825,000	\$1,825,000	\$1,772,500	31	97.12%

Month of	Average List Price	\$730,288
July-14	Average Sold Price	\$732,931
	Average Days on Market	39.04
	Ratio SP/LP	100.36%



KIM CANNON

#1 SALES ASSOCIATE
Coldwell Banker - Summit NJ

**COLDWELL
BANKER**

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

