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 Summit, New Jersey 07901

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## Home Sales April 2016 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
25	RIDGEDALE AVE UNIT 11*	\$695,000	\$695,000	\$675,000	243	97.12%
25	Ridgedale Avenue	\$1,090,000	\$899,000	\$875,000	224	97.33%
25	Niles Ave*	\$420,000	\$420,000	\$420,000	20	100.00%
25	Hempstead Ct*	\$600,000	\$600,000	\$587,500	120	97.92%
25	WOODLAND RD*	\$897,500	\$897,500	\$865,000	118	96.38%
25	Rosedale Ave*	\$494,400	\$440,000	\$350,000	100	79.55%
25	Olde Greenhouse Ln*	\$1,450,000	\$1,450,000	\$1,425,000	26	98.28%
25	PINE AVE	\$749,000	\$749,000	\$725,000	14	96.80%
25	Knollwood Ave*	\$609,000	\$609,000	\$609,000	14	100.00%
25	Morris Pl*	\$869,000	\$869,000	\$815,000	25	93.79%
25	Knollwood Ave*	\$1,299,000	\$1,299,000	\$1,336,000	9	102.85%
25	Niles Ave*	\$539,000	\$539,000	\$539,000	9	100.00%
25	Stafford Dr*	\$1,195,000	\$1,149,000	\$1,100,000	39	95.74%
25	Esti Ct*\$729,000	\$729,000	\$729,000	4	100.00%	
25	Grove St*	\$1,250,000	\$1,199,000	\$1,165,000	27	97.16%
25	Barnsdale Rd*	\$1,399,000	\$1,399,000	\$1,320,000	16	94.35%
25	Edgewood Rd*	\$1,190,000	\$1,190,000	\$1,190,000	8	100.00%

Month of	Average List Price	\$890,147
April-16	Average Sold Price	\$866,206
	Average Days on Market	59.76
	Ratio SP/LP	97.31%