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**COLDWELL
 BANKER**

401 Springfield Avenue
 Summit, New Jersey 07901

908.313.2855



Home Sales August 2016 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
31	Rosemont Ave*	\$514,900	\$479,900	\$480,000	92	100.02%
318	Main St.	\$539,000	\$539,000	\$518,000	18	96.10%
6	Avery Ct*	\$569,900	\$549,999	\$540,000	115	98.18%
3	Myrtle Ave*	\$574,900	\$564,900	\$558,500	24	98.87%
58	Shadylawn	\$649,900	\$629,000	\$610,000	19	96.98%
119	Park Ave*	\$679,000	\$679,000	\$658,000	41	96.91%
2	John Marshall Ln*	\$787,500	\$725,000	\$685,000	69	94.48%
44	Glenwild Rd*	\$679,900	\$679,900	\$700,000	13	102.96%
21	Cedar Ave*	\$899,000	\$899,000	\$875,000	15	97.33%
39	Spring Garden Dr*	\$889,000	\$889,000	\$879,000	56	98.88%
7	Hillside Ave*	\$989,000	\$989,000	\$960,000	7	97.07%
58	Woodland Rd*	\$1,249,000	\$1,199,000	\$1,130,000	65	94.25%
25	RIDGEDALE AVE UNIT 13*	\$1,275,000	\$1,275,000	\$1,230,000	143	96.47%
29	Vinton Rd*	\$1,460,000	\$1,299,000	\$1,270,000	155	97.77%
41	Winding Way*	\$1,579,000	\$1,579,000	\$1,520,000	26	96.26%
18	Crescent Rd*	\$1,799,000	\$1,675,000	\$1,550,000	121	92.54%
36	Woodland	\$1,895,000	\$1,788,000	\$1,645,000	116	92.00%
32	PARK LN*	\$1,749,000	\$1,749,000	\$1,700,000	55	97.20%
23	Wyndehurst Dr*	\$1,899,000	\$1,859,000	\$1,805,000	71	97.10%
80	Pomeroy Rd*	\$2,600,000	\$2,449,000	\$2,200,000	56	89.83%

Month of	Average List Price	\$1,124,785
August-16	Average Sold Price	\$1,075,675
	Average Days on Market	63.85
	Ratio SP/LP	95.63%