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COLDWELL BANKER

401 Springfield Avenue
 Summit, New Jersey 07901

908.313.2855



Home Sales July 2016 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
34	Beech Ave*	\$519,000	\$499,000	\$480,000	43	96.19%
11	West End Ave	\$499,000	\$499,000	\$495,000	51	99.20%
48	Cambridge Ct*	\$569,000	\$569,000	\$550,000	23	96.66%
3	Niles Ave*	\$525,000	\$525,000	\$555,000	56	105.71%
177	Green Village Rd*	\$659,000	\$659,000	\$660,000	8	100.15%
83	Hamilton St*	\$699,000	\$699,000	\$699,000	9	100.00%
44	Knollwood Ave*	\$650,000	\$650,000	\$715,000	7	110.00%
3	ROSE AVE*	\$759,000	\$745,000	\$735,000	37	98.66%
4	Stafford Dr*	\$799,900	\$750,000	\$740,000	68	98.67%
11	SHADYLAWN DRIVE	\$849,000	\$849,000	\$760,000	34	89.52%
2	Winding Way*	\$809,000	\$809,000	\$820,000	7	101.36%
1	Beverly Rd*	\$825,000	\$825,000	\$825,000	0	100.00%
108	Green Ave*	\$925,000	\$925,000	\$900,000	25	97.30%
35	Noe Ave*	\$919,000	\$919,000	\$934,000	7	101.63%
38	Noe Ave*	\$1,200,000	\$999,999	\$990,000	163	99.00%
16	Crescent Rd*	\$1,100,000	\$1,100,000	\$1,090,000	17	99.09%
3	Glendale Rd*	\$1,200,000	\$1,200,000	\$1,150,000	14	95.83%
6	INDEPENDENCE CT*	\$1,399,000	\$1,299,000	\$1,270,000	41	97.77%
16	Vinton Rd*	\$1,500,000	\$1,500,000	\$1,520,000	36	101.33%
3	Olde Greenhouse Ln*	\$1,695,000	\$1,649,000	\$1,575,000	51	95.51%
132	Green Ave*	\$2,249,000	\$1,999,000	\$1,940,000	45	97.05%
46	Pomeroy Rd*	\$2,150,000	\$2,150,000	\$2,000,000	16	93.02%
59	East Ln*	\$2,425,000	\$2,149,000	\$2,050,000	134	95.39%

Month of Average List Price \$1,042,087
 July-16 Average Sold Price \$1,019,696
 Average Days on Market 38.78
 Ratio SP/LP 97.85%