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401 Springfield Avenue  
 Summit, New Jersey 07901

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## Home Sales June 2016 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
19	Niles Ave*	\$424,900	\$424,900	\$410,000	70	96.49%
78	North St*	\$479,000	\$479,000	\$486,000	7	101.46%
139	Kingston Ct*	\$503,000	\$503,000	\$490,000	28	97.42%
254	Kings Rd*	\$499,000	\$499,000	\$515,000	9	103.21%
49	Highland Ave*	\$549,000	\$549,000	\$549,000	30	100.00%
50	ROSEDALE AVE	\$575,000	\$575,000	\$560,000	18	97.39%
82	North St*	\$625,000	\$625,000	\$587,500	28	94.00%
5	Seven Oaks Cir*	\$569,000	\$569,000	\$601,000	5	105.62%
24	Pine Ave*	\$550,000	\$550,000	\$603,000	13	109.64%
6	Page St*	\$619,000	\$619,000	\$615,000	14	99.35%
10	Longview Ave*	\$649,000	\$629,000	\$624,000	20	99.21%
8	Sherwood Ave*	\$649,000	\$624,900	\$625,000	95	100.02%
301	Kings Rd*	\$685,000	\$630,000	\$635,000	75	100.79%
198	Central Ave*	\$739,000	\$739,000	\$700,000	42	94.72%
15	Ferndale Rd*	\$709,000	\$709,000	\$740,000	13	104.37%
305	Kings Rd*	\$799,000	\$799,000	\$755,000	60	94.49%
24	Grove St*	\$817,900	\$817,900	\$835,000	20	102.09%
3	Rosemont Ave*	\$859,000	\$859,000	\$859,000	17	100.00%
40	Glenwild Rd*	\$930,000	\$930,000	\$931,000	4	100.11%
26	Fairview Ave*	\$999,000	\$999,000	\$989,000	28	99.00%
92	Garfield Ave*	\$1,129,000	\$1,095,000	\$1,045,000	74	95.43%
37	Green Ave*	\$1,299,000	\$1,229,000	\$1,230,000	44	100.08%
11	Winding Way*	\$1,285,000	\$1,285,000	\$1,320,000	7	102.72%
25	Dellwood Dr*	\$1,420,000	\$1,420,000	\$1,325,547	16	93.35%
13	Woodcliff Dr*	\$1,389,000	\$1,389,000	\$1,389,000	23	100.00%
17	Cross Gates Rd*	\$1,425,000	\$1,425,000	\$1,400,000	217	98.25%
108	Pomeroy Rd*	\$1,385,000	\$1,385,000	\$1,400,000	5	101.08%
1	INDEPENDENCE CT*	\$1,789,000	\$1,789,000	\$1,735,000	35	96.98%
121	Garfield Ave*	\$2,275,000	\$2,275,000	\$2,250,000	15	98.90%

Month of	Average List Price	\$911,093
June-16	Average Sold Price	\$903,588
	Average Days on Market	35.59
	Ratio SP/LP	99.18%