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**COLDWELL
 BANKER**

401 Springfield Avenue
 Summit, New Jersey 07901

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Home Sales October 2016 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
75	DERBY CT*	\$499,900	\$485,000	\$460,000	72	94.85%
99	Park Ave*	\$495,000	\$495,000	\$462,363	32	93.41%
39	Myrtle Ave*	\$545,000	\$525,000	\$505,000	87	96.19%
244	Plymouth Ct*	\$549,000	\$549,000	\$535,000	105	97.45%
61	Cambridge Court	\$547,500	\$547,500	\$535,000	55	97.72%
139	Greenwood Ave*	\$619,000	\$619,000	\$610,000	8	98.55%
6	Glenwild Rd*	\$750,000	\$750,000	\$710,000	42	94.67%
78	Woodland Rd*	\$805,000	\$789,000	\$780,000	84	98.86%
70	North St*	\$829,000	\$829,000	\$829,000	31	100.00%
59	Maple Ave*	\$869,000	\$869,000	\$850,000	29	97.81%
38	South St*	\$869,000	\$869,000	\$880,000	28	101.27%
11	Albright Circle	\$1,049,000	\$1,049,000	\$994,500	13	94.80%
2	Cross Gates Rd*	\$1,289,000	\$1,289,000	\$1,220,000	9	94.65%
41	Valley Rd*	\$1,179,000	\$1,179,000	\$1,246,000	5	105.68%
78	Samson Ave*	\$2,450,000	\$2,295,000	\$2,050,000	173	89.32%

Month of Average List Price \$875,900
 October-16 Average Sold Price \$844,458
 Average Days on Market 51.53
 Ratio SP/LP 96.41%