

Madison April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	21 Norman Cir	Colonial	\$1,785,000	\$1,600,000	\$0	4/1/2010	141	89.64%	
2	70 Lathrop	Colonial	\$436,000	\$418,000	\$200,800	4/9/2010	199	95.87%	2.08
3	41 Knollwood Avenue	Colonial	\$689,900	\$680,000	\$326,800	4/9/2010	17	98.57%	2.08
4	29 Station Rd	Victrian/Colo	\$549,000	\$525,000	\$326,400	4/14/2010	50	95.63%	1.61
5	60 Brooklake Rd	Colonial	\$300,000	\$241,000	\$208,200	4/19/2010	27	80.33%	1.16
6	70 Valley Rd	CapeCod	\$489,000	\$475,000	\$274,300	4/20/2010	9	97.14%	1.73
7	17 Orchard St	TwnIntUn	\$374,777	\$368,000	\$205,000	4/22/2010	158	98.19%	1.80
8	122 Hempstead Ct	TwnIntUn	\$449,900	\$430,000	\$272,600	4/23/2010	66	95.58%	1.58
9	32 Pine Ave	Colonial	\$850,000	\$827,000	\$439,900	4/23/2010	77	97.29%	1.88
10	41 Valley Rd	CapeCod	\$515,000	\$515,000	\$292,100	4/26/2010	9	100.00%	1.76
11	1 Colonial Way	Colonial	\$2,185,000	\$2,030,000	\$1,031,100	4/28/2010	31	92.91%	1.97
12	6 Rolling Hill Court	TwnIntUn	\$545,000	\$530,000	\$406,900	4/29/2010	182	97.25%	1.30
13	123 Green Village Rd	Colonial	\$778,000	\$710,000	\$380,900	4/29/2010	33	91.26%	1.86
14	15 Green Hill Rd	Colonial	\$1,119,000	\$1,060,000	\$706,200	4/29/2010	20	94.73%	1.50
15	2 Tracy Ln	Colonial	\$660,000	\$660,000	\$419,400	4/30/2010	18	100.00%	1.57
AVERAGES			\$781,705	\$737,933			69	94.96%	1.71

Average Days on Market 69
Average List Price \$781,705
Average Sales Price \$737,933
% of List Price to Sales Price 94.96%
Sales Price to Assessed Value Ratio 1.71
of Units for the Month 15



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE

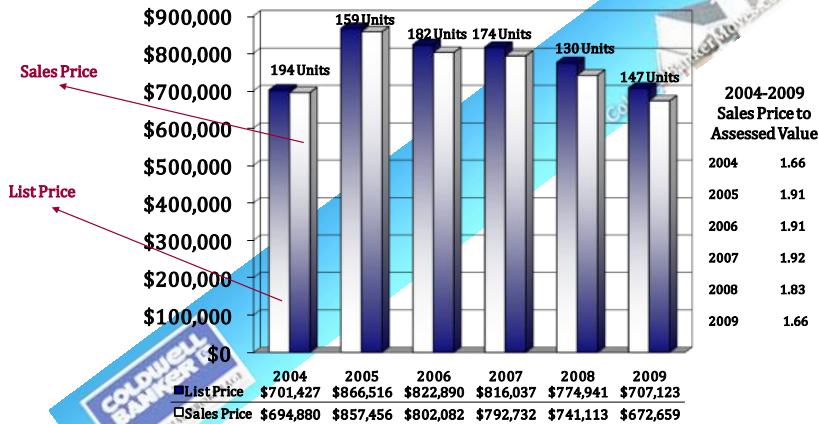
FLASHBACK!!!!
April 2009 YTD:
AVG YTD Sales Price: \$624,559
DOM: 78
#Units YTD: 29
SP:AV 1.61

Madison 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$641,211	\$697,150	\$747,213	\$781,705									\$730,835
Average Sales Price	\$589,944	\$671,682	\$712,893	\$737,933									\$691,155
Days on Market	78	53	93	69									77
% of List Price to Sales Price	91.96%	96.11%	95.61%	94.96%									94.73%
Sales Price to Assessed Value	1.62	1.62	1.72	1.71									1.68
# Units Sold	9	6	15	15									45

Madison Market Averages 2004-2009

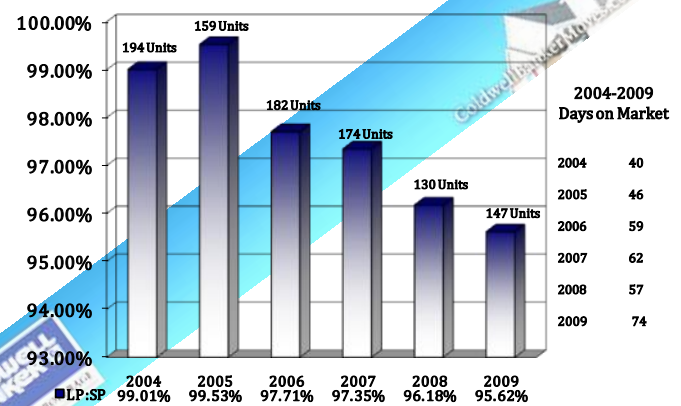
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.

Madison Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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