

Madison February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	2 Avery Ct	TwnEndUn	\$585,000	\$554,000	\$340,400	2/1/2010	27	94.70%	1.63
2	2 Oak Ct	Colonial	\$599,000	\$570,840	\$367,200	2/12/2010	58	95.30%	1.55
3	49 East Ln	Colonial	\$1,175,000	\$1,151,500	\$837,400	2/12/2010	19	98.00%	1.38
4	24 Ardsleugh Dr	CapeCod	\$575,000	\$543,750	\$319,800	2/22/2010	38	94.57%	1.70
5	65 Shadylawn Dr	CapeCod	\$519,900	\$510,000	\$349,100	2/26/2010	62	98.10%	1.46
6	36 Green Avenue	Victrian/Colo	\$729,000	\$700,000	\$347,500	2/26/2010	113	96.02%	2.01
AVERAGES			\$697,150	\$671,682			53	96.11%	1.62

Average Days on Market 53
Average List Price \$697,150
Average Sales Price \$671,682
% of List Price to Sales Price 96.11%
Sales Price to Assessed Value Ratio 1.62
of Units for the Month 6





RESIDENTIAL BROKERAGE

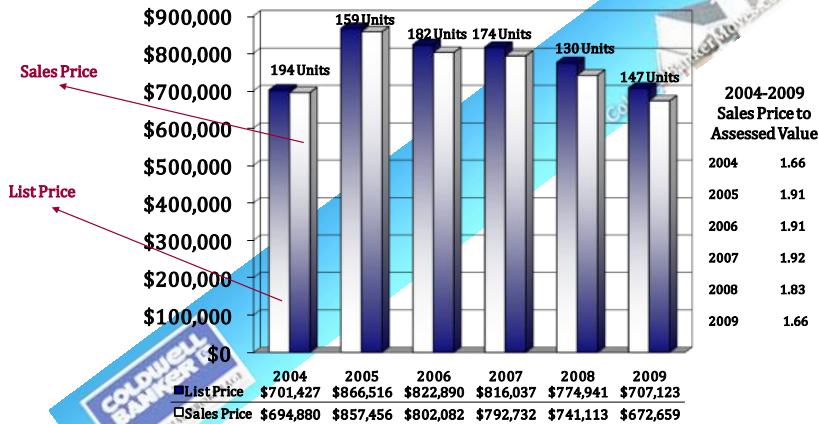
FLASHBACK!!!!
February 2010 YTD:
AVG YTD Sales Price: \$626,136
DOM: 82
#Units YTD: 11
SP:AV 1.62

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											\$663,587
Average Sales Price	\$589,944	\$671,682											\$622,639
Days on Market	78	53											68
% of List Price to Sales Price	91.96%	96.11%											93.62%
Sales Price to Assessed Value	1.62	1.62											1.62
# Units Sold	9	6											15

Madison Market Averages 2004-2009

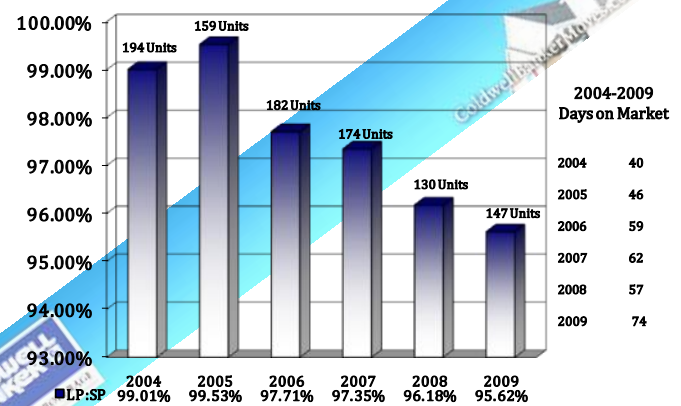
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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