

# Madison May 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	107 GARFIELD AVE	Colonial	\$2,250,000	\$2,000,000	\$0	5/3/2010	89	88.89%	
2	87 FAIRFAX CT	TwnIntUn	\$525,000	\$508,500	\$272,100	5/10/2010	23	96.86%	1.87
3	18 LEWIS DR	Colonial	\$729,900	\$751,000	\$379,500	5/10/2010	13	102.89%	1.98
4	43 BRITTIN ST	Colonial	\$410,000	\$415,000	\$210,800	5/12/2010	11	101.22%	1.97
5	318 MAIN ST	TwnIntUn	\$450,000	\$435,000	\$236,800	5/14/2010	30	96.67%	1.84
6	260 OXFORD CT	TwnIntUn	\$565,000	\$537,500	\$295,500	5/18/2010	31	95.13%	1.82
7	7 SAMSON AVE	Colon/FixrUppr	\$299,900	\$305,000	\$267,600	5/21/2010	66	101.70%	1.14
8	24 Alma Avenue	Colonial/Cust	\$995,000	\$990,000	\$529,800	5/24/2010	51	99.50%	1.87
9	45 VALLEY RD	Colonial	\$939,900	\$920,000	\$289,000	5/26/2010	53	97.88%	3.18
10	2 Amelia Court	TwnEndUn	\$525,000	\$515,000	\$368,900	5/28/2010	248	98.10%	1.40
<b>AVERAGES</b>			<b>\$768,970</b>	<b>\$737,700</b>			<b>62</b>	<b>97.88%</b>	<b>1.90</b>

**Average Days on Market** 62  
**Average List Price** \$768,970  
**Average Sales Price** \$737,700  
**% of List Price to Sales Price** 97.88%  
**Sales Price to Assessed Value Ratio** 1.90  
**# of Units for the Month** 10



RESIDENTIAL BROKERAGE



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**RESIDENTIAL BROKERAGE**

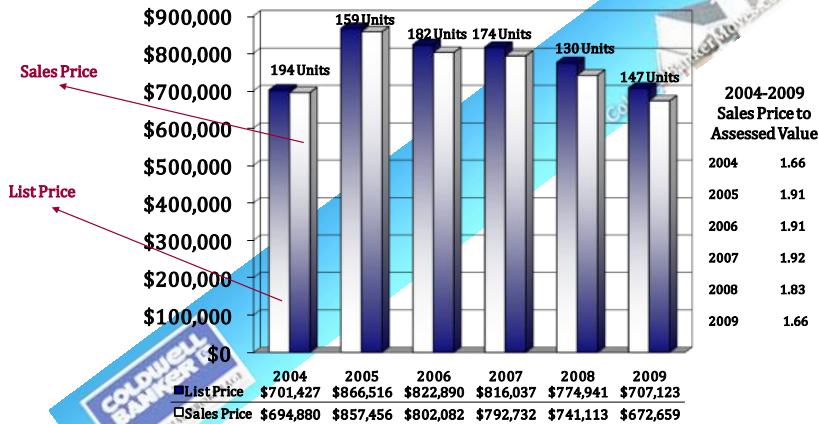
**FLASHBACK!!!!**  
**May 2009 YTD:**  
**AVG YTD Sales Price: \$621,741**  
**DOM: 77**  
**#Units YTD: 34**  
**SP:AV 1.62**

**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	\$747,213	\$781,705	\$768,970								\$737,769
Average Sales Price	\$589,944	\$671,682	\$712,893	\$737,933	\$737,700								\$699,618
Days on Market	78	53	93	69	62								74
% of List Price to Sales Price	91.96%	96.11%	95.61%	94.96%	97.88%								95.30%
Sales Price to Assessed Value	1.62	1.62	1.72	1.71	1.90								1.72
# Units Sold	9	6	15	15	10								55

**Madison Market Averages 2004-2009**

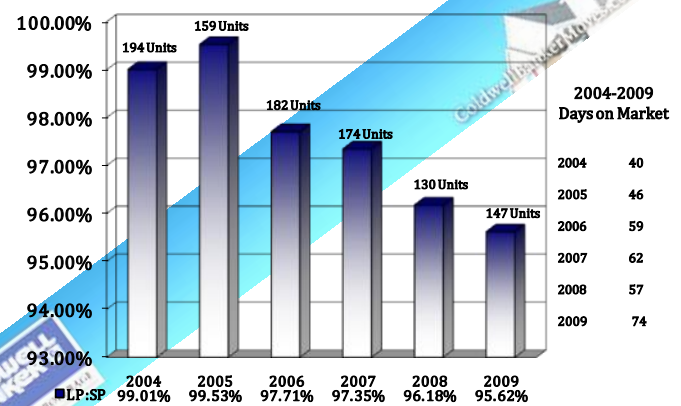
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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