



# 2010 YTD Real Estate Market Activity

**Madison**  
*October 2010*

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total		DOM	SP:LP	SP:AV
							Assessed Value (AV)	Closed Date			
1	2 HOWELL ST	Colonial	2	1.1	\$280,000	\$200,000	\$174,000	10/15/10	272	71.43%	1.15
2	221 CENTRAL AVE	Colonial	3	1	\$439,000	\$420,000	\$247,800	10/29/10	34	95.67%	1.69
3	30 KNOLLWOOD AVE	Colonial	3	1.1	\$419,900	\$400,000	\$282,800	10/08/10	117	95.26%	1.41
4	318 MAIN ST	TwnIntUn	2	2.1	\$439,000	\$410,000	\$229,700	10/20/10	27	93.39%	1.78
5	40 MAPLE AVENUE	Victrian	5	4.1	\$1,795,000	\$1,650,000	\$490,300	10/21/10	188	91.92%	3.37
6	68 SHADYLAWN DR	CapeCod	4	2	\$469,000	\$453,000	\$302,400	10/04/10	41	96.59%	1.50
7	7 LONGVIEW AVE	Colonial	3	2	\$515,000	\$500,000	\$341,000	10/05/10	86	97.09%	1.47
<b>AVERAGES</b>					<b>\$622,414</b>	<b>\$576,143</b>			<b>109</b>	<b>91.62%</b>	<b>1.77</b>

<i># of Units for the Month</i>	<b>7</b>
<i>Average List Price</i>	<b>\$622,414</b>
<i>Average Sale Price</i>	<b>\$576,143</b>
<i>% of Sale Price to List Price</i>	<b>91.62%</b>
<i>Average Days on Market</i>	<b>109</b>
<i>Sales Price to Assessed Value Ratio</i>	<b>1.77</b>



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	9	6	15	15	10	21	25	11	10	7			129
Average List Price	\$641,211	\$697,150	\$747,213	\$781,705	\$768,970	\$846,386	\$834,864	\$846,164	\$869,980	\$622,414			\$765,606
Average Sale Price	\$589,944	\$671,682	\$712,893	\$737,933	\$737,700	\$819,439	\$812,690	\$808,300	\$844,500	\$576,143			\$731,122
% of Sale Price to List Price	91.96%	96.11%	95.61%	94.96%	97.88%	97.69%	96.80%	96.80%	97.20%	91.62%			95.66%
Days on Market	78	53	93	69	62	28	56	56	90	109			69
Sale Price to Assessed Value	1.62	1.62	1.72	1.71	1.9	1.78	4.67	1.78	1.67	1.77			2.02

