

MADISON April 2007 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Madison, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

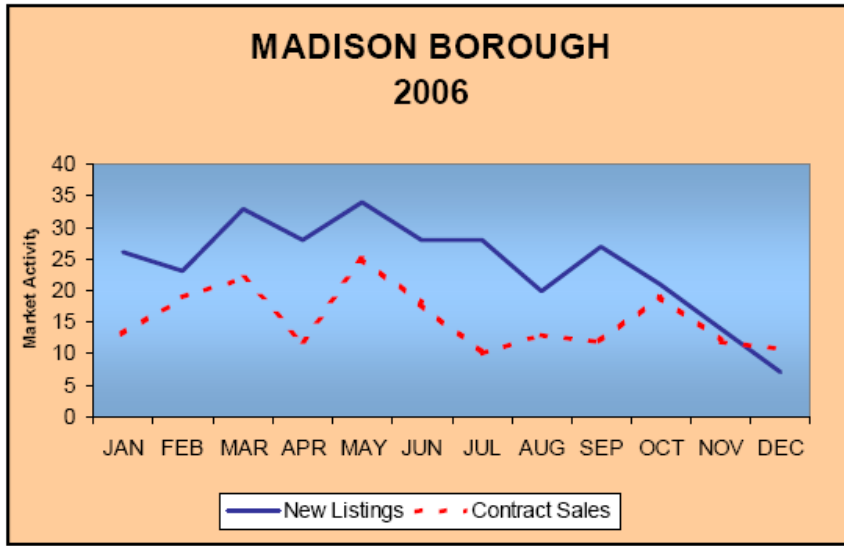
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
58 Hamilton St.	\$449,900	\$475,000	\$451,000	108	4	1.1	Cape Cod
262 Kings Rd.	\$519,900	\$519,900	\$510,000	12	2	1.1	Colonial, Fixer Upper
37 West St.	\$549,900	\$524,900	\$495,000	126	2	2	Colonial
6 Shadylawn Dr.	\$555,000	\$525,000	\$525,000	161	3	1.1	Colonial
10 Essex	\$549,900	\$549,900	\$535,000	32	4	3	Expanded Ranch
15 Hunter Dr.	\$639,900	\$559,900	\$550,000	194	4	2.1	Split Level
19 Myrtle	\$569,000	\$569,000	\$547,500	14	4	2.1	Colonial
16 Bedford Ct.	\$574,000	\$574,000	\$555,000	75	3	2.1	Twnhse-Int
11 Fairview Ave.	\$575,000	\$575,000	\$550,000	28	3	2	Ranch
260 Oxford Ct.	\$589,000	\$589,000	\$585,000	13	3	2.1	Twnhse-Int
158 Leeds Ct.	\$609,000	\$609,000	\$615,000	2	3	2.2	Twnhse-Int
11 Bardon	\$659,000	\$659,000	\$677,000	25	4	2	Colonial, Tudor
21 Maple Ave.	\$669,000	\$669,000	\$660,000	17	4	2.1	Victorian
30 Alexander Ave.	\$719,900	\$719,000	\$695,000	22	4	2.1	Colonial
14 Glenwild Rd.	\$799,000	\$799,000	\$775,000	78	3	1.2	Colonial
41 East Ln.	\$899,000	\$899,000	\$899,000	4	3	2	Cape Cod
2 Woodside Rd.	\$999,000	\$999,000	\$999,000	14	6	4.1	Colonial

AVERAGE DAYS ON MARKET:	54
AVERAGE LISTING PRICE:	\$872,509
AVERAGE SALE PRICE:	\$624,912
% SALE PRICE / LIST PRICE:	98%

MADISON HOMESALE TRENDS April 2006 – April 2007

	Apr. 06	May	Jun.	Jul.	Aug.	Sept.	Oct.
Average Listing Price	\$953,472	\$914,383	\$947,364	\$928,012	\$912,307	\$895,719	\$930,525
Average Sale Price	\$785,314	\$824,176	\$775,250	\$955,600	\$843,206	\$815,569	\$573,000
%Sale Price to List Price Ratio	96%	97%	98%	97%	99%	96%	97%
Days on Market	103	56	54	47	47	54	63
# of Active Listings	89	102	99	96	90	98	97

	Nov.	Dec.	Jan.	Feb.	Mar.	Apr. 07
Average Listing Price	\$758,949	\$69	\$769,923	\$877,388	\$886,319	\$872,509
Average Sale Price	\$785,885	\$777,070	\$1,221,111	\$872,000	\$605,786	\$624,912
%Sale Price to List Price Ratio	97%	96%	93%	95%	97%	98%
Days On Market	45	69	69	62	61	54
# of Active Listing	80	64	75	78	97	104



MADISON BOROUGH 4th Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	11.7	11.7	11.3	17.0	14.0
<i>Average # Of Sales/Monthly</i>	10.7	11.3	12.7	11.3	14.0
<i>Supply & Demand Ratio</i>	91%	97%	112%	67%	100%
<i>Unsold Inventory</i>	27	26	22	53	56
<i>Projected Absorption (Months)</i>	3	2	2	5	4




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