

MADISON June 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
115 Park Ave.	\$375,000	\$375,000	\$322,000	18	3	1	Colonial
318 Main St. #14	\$389,000	\$389,000	\$380,000	44	2	2.1	Twnhse-Int
216 Mayfield Ct.	\$524,900	\$499,900	\$495,000	24	2	2.1	Twnhse-Int
90 Fairfax Ct.	\$525,000	\$525,000	\$520,000	23	2	2.1	Twhnhse-Int
12 Canterbury Rd.	\$574,900	\$539,000	\$539,000	99	3	2	Split Level
39 Laurel Way	\$575,000	\$575,000	\$591,000	11	3	2	Ranch
12 Lorraine Rd.	\$559,900	\$539,900	\$532,500	133	3	1.1	Colonial
9 Myrtle Ave.	\$549,000	\$549,000	\$525,000	84	6	2.2	Colonial
39 Laurel Way	\$575,000	\$575,000	\$591,000	11	3	2	Ranch
68 Dean St.	\$588,000	\$588,000	\$565,000	19	3	2	Bi-Level
15 Bardon St.	\$599,900	\$599,900	\$540,000	109	3	2.1	Colonial, Tudor
5 Spring Garden Dr.	\$659,900	\$659,900	\$649,500	26	3	1.1	Bi-Level
2 Buckingham Dr.	\$749,000	\$699,000	\$665,000	76	4	2	Split Level
8 Bardon St.	\$749,000	\$699,000	\$699,000	29	4	2	Tudor
107 Green Ave.	\$759,000	\$759,000	\$750,000	49	5	2.1	Split Level
13 North Oak	\$809,000	\$809,000	\$809,000	19	4	3.1	Colonial
19 Lawrence Rd.	\$899,000	\$899,000	\$890,000	24	4	3	Ranch
38 Broadview Ave.	\$1,264,000	\$1,195,000	\$1,150,000	98	4	3	Custom Hm, Ranch
50 Woodland Rd.	\$1,250,000	\$1,250,000	\$1,225,000	7	5	4.1	Colonial
74 Samson Ave.	\$2,149,000	\$2,149,000	\$2,160,000	28	6	6.1	Colonial
2 Beverly Rd.	\$2,350,000	\$2,350,000	\$2,150,000	100	6	4.1	Colonial

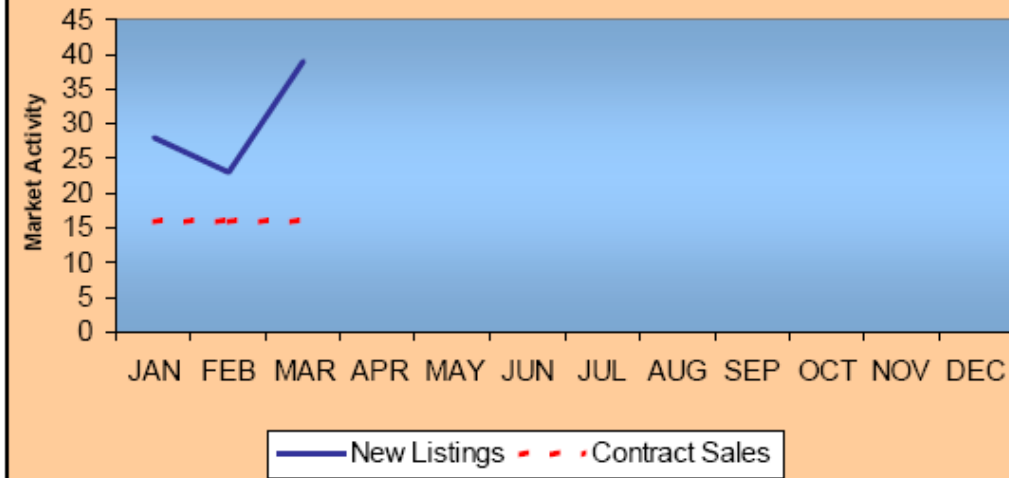
AVERAGE DAYS ON MARKET: 51
 AVERAGE LISTING PRICE: \$899,928
 AVERAGE SALE PRICE: \$807,850
 % SALE PRICE / LIST PRICE: 97%

MADISON HOMESALE TRENDS June 2006 – June 2007

	Jun. 06	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$947,364	\$928,012	\$912,307	\$895,719	\$930,525	\$758,949	\$69
Average Sale Price	\$775,250	\$955,600	\$843,206	\$815,569	\$573,000	\$785,885	\$777,070
%Sale Price to List Price Ratio	98%	97%	99%	96%	97%	97%	96%
Days on Market	54	47	47	54	63	45	69
# of Active Listings	99	96	90	98	97	80	64

	Jan.	Feb.	Mar.	Apr.	May	Jun. 07
Average Listing Price	\$769,923	\$877,388	\$886,319	\$872,509	\$927,666	\$899,928
Average Sale Price	\$1,221,111	\$872,000	\$605,786	\$624,912	\$866,740	\$807,850
%Sale Price to List Price Ratio	93%	95%	97%	98%	99%	97%
Days On Market	69	62	61	54	82	51
# of Active Listing	75	78	97	104	114	107

MADISON BOROUGH 2007



MADISON BOROUGH 1st Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	12.7	22.7	20.0	27.3	30.0
<i>Average # Of Sales/Monthly</i>	6.7	13.7	10.3	18.0	16.0
<i>Supply & Demand Ratio</i>	53%	60%	52%	66%	53%
<i>Unsold Inventory</i>	40	32	38	67	73
<i>Projected Absorption (Months)</i>	6	2	4	7	5




© Copyright 2006-2007 by Otteau Valuation Group, Inc.



Susan Adler
Over 900 Homes Sold!
#1 Keller Williams Agent in NJ 2005, 2006



Cellular: (973) 464-9129
 Office: (973) 376-0033 ext 101
 Fax: (908) 273-2996
 Certified Luxury Home Marketing Specialist (CLHMS)


KELLER WILLIAMS
 REALTY
 PREMIER PROPERTIES
 Of Essex, Union & Morris Counties
 488 Springfield Ave, Summit, NJ 07901