

## MADISON July 2008 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
32 BROOKLAKE RD	\$450,000	\$375,000	\$379,000	141	4	2	CapeCod
7 ROSEMONT AVE	\$430,000	\$430,000	\$420,000	13	3	1	Colonial
318 Main Street	\$469,900	\$450,000	\$434,000	148	3	2.1	TwnIntUn
58 KNOLLWOOD AVE	\$479,000	\$463,000	\$435,000	49	3	1.1	CapeCod
153 KINGS RD	\$489,000	\$469,000	\$450,000	115	3	3	CapeCod
51 SHERWOOD AVE	\$479,900	\$479,900	\$460,000	58	3	1	Ranch
55 CAMBRIDGE CT	\$569,000	\$547,500	\$530,000	35	3	2.1	TwnIntUn
25 FERNDAL RD	\$810,000	\$810,000	\$770,000	22	3	2.2	Colonial
43 MAPLE AVE	\$849,000	\$849,000	\$792,500	52	4	2.1	Colonial
12 Carteret Crt	\$1,195,000	\$1,175,000	\$1,135,000	34	5	3.1	Colonial
81 SAMSON AVE	\$1,225,000	\$1,225,000	\$1,150,000	30	4	2.1	Colonial
84 Prospect Street	\$3,195,000	\$2,995,000	\$2,800,000	41	6	4.1	Custom,Colonial

AVERAGE DAYS ON MARKET: 62  
 AVERAGE LISTING PRICE: \$920,165  
 AVERAGE SALE PRICE: \$814,818  
 % SALE PRICE / LIST PRICE: 95%

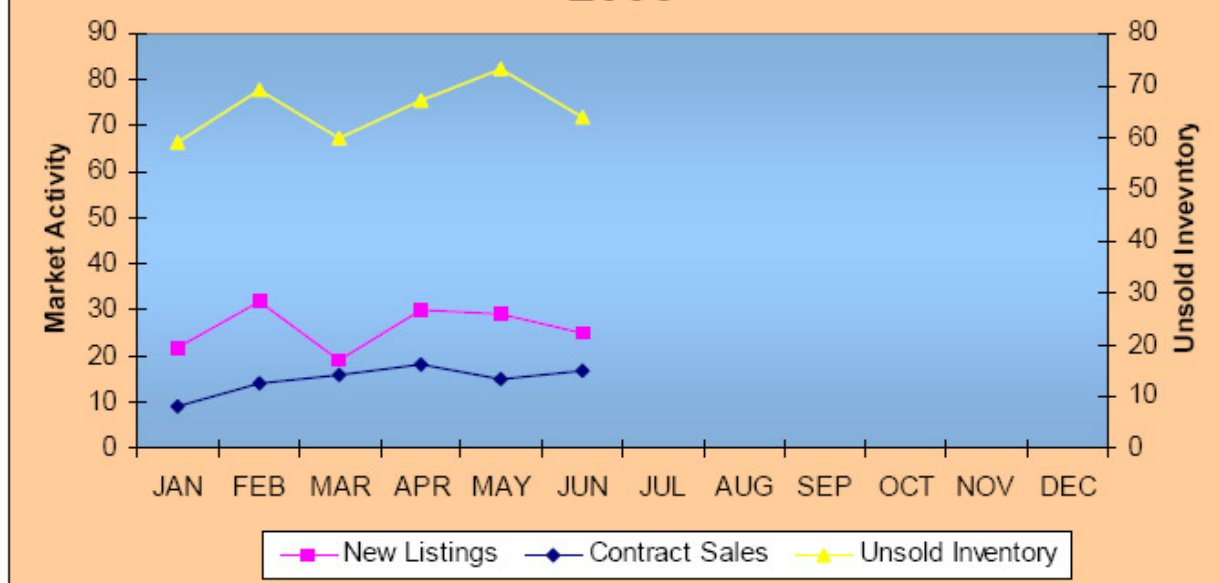
## MADISON HOME SALE TRENDS July 2007 – July 2008

	July 2007	Aug.	Sept	Oct.	Nov.	Dec.
Average Listing Price	\$888,984	\$875,928	\$809,280	\$777,945	\$855,182	\$859,990
Average Sale Price	\$877,547	\$846,308	\$846,075	\$701,114	\$817,491	\$666,643
%Sale Price to List Price Ratio	98%	97%	100%	95%	97%	98%
Days on Market	56	42	68	68	107	31
# of Active Listings	100	94	98	97	83	71
# of Closed Listings	20	13	12	9	11	31

	Jan.	Feb.	Mar.	April	May	June	July 2008
Average Listing Price	\$853,579	\$833,462	\$842,302	\$909,983	\$862,782	\$909,446	\$920,165
Average Sale Price	\$1,106,980	\$547,500	\$641,414	\$659,962	\$685,950	\$846,324	\$814,818
%Sale Price to List Price Ratio	93%	94%	94%	96%	96%	96%	95%
Days On Market	72	100	65	44	71	49	62
# of Active Listings	76	87	83	91	91	93	91
# of Closed Listings	5	3	7	15	10	24	11

July 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$352,500	\$0	\$0	\$0	0	0%
2	\$466,817	\$509,000	\$425,000	\$0	0	0%
3	\$559,574	\$586,725	\$642,000	\$499,857	63	96%
4	\$767,189	\$825,613	\$580,300	\$764,500	86	96%
5	\$1,875,090	\$1,608,580	\$1,274,500	\$1,967,500	38	94%
TOWN	\$920,165	\$902,300	\$703,618	\$814,818	62	95%

## MADISON BOROUGH 2008



### MADISON BOROUGH 2nd Quarter At-A-Glance

	2004	2005	2006	2007	2008
<i>Average # Of Offerings/Monthly</i>	23.0	25.7	30.0	31.0	28.0
<i>Average # Of Sales/Monthly</i>	18.0	18.3	18.3	17.7	16.7
<i>Supply &amp; Demand Ratio</i>	78%	71%	61%	57%	60%
<i>Unsold Inventory</i>	42	48	62	78	64
<i>Projected Absorption (Months)</i>	2	3	3	4	4



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