

## Home Sales August 2006 Madison

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
35	NILES AVE*	\$479,000	\$469,000	\$435,000	41	92.75%
276	KINGS RD*	\$525,000	\$525,000	\$475,000	34	90.48%
17	WALNUT STREET	\$559,900	\$559,900	\$535,000	41	95.55%
46	Spring Garden Drive	\$619,000	\$619,000	\$620,000	17	100.16%
6	SHERWOOD AVENU	\$669,900	\$639,900	\$622,500	81	97.28%
11	AVERY COURT	\$625,000	\$625,000	\$625,000	22	100.00%
27	NILES AVE*	\$599,000	\$599,000	\$630,000	9	105.18%
5	Samson	\$725,000	\$725,000	\$655,000	35	90.34%
31	SPRING GARDEN DR	\$799,000	\$799,000	\$735,000	34	91.99%
16	Valley Road	\$699,000	\$699,000	\$757,500	22	108.37%
4	Seven Oaks Circle	\$935,000	\$835,000	\$815,000	177	97.60%
1	Wilson Ln.	\$839,000	\$839,000	\$832,000	36	99.17%
44	BARNSDALE RD*	\$839,900	\$839,900	\$840,000	11	100.01%
45	Pomeroy	\$1,095,000	\$997,500	\$955,000	64	95.74%
6	Hillside Avenue	\$889,900	\$889,900	\$1,006,000	14	113.05%
49	WEST LN*	\$1,399,000	\$1,275,000	\$1,212,500	64	95.10%
52	UNION HILL ROAD	\$1,539,000	\$1,539,000	\$1,539,000	28	100.00%
4	Independence Court	\$1,958,000	\$1,750,000	\$1,700,000	118	97.14%

**Month of  
August-06**

**Average List Price \$845,839**  
**Average Sold Price \$832,750**  
**Average Days on Market 47.11**  
**Ratio SP/LP 98.45%**



**Kim Cannon**

**#1 Sales Associate**  
**Burgdorff ERA - Summit**

Cell: 908-313-5255

Office: 908-522-3876

Fax: 908-522-0140

**BURGDORFF**   
 REALTORS ERA

