

Home Sales May 2007 Madison

Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
10 BROOKLAKE RD	\$525,000	\$399,999	\$395,000	365	98.75%
318 Main Street	\$449,900	\$429,000	\$400,000	239	93.24%
1 Douglas Avenue	\$479,000	\$479,000	\$420,000	26	87.68%
34 BEECH AVE*	\$539,900	\$498,000	\$473,000	139	94.98%
17 Canterbury Road	\$539,000	\$519,000	\$497,000	47	95.76%
35 NILES AVE*	\$565,000	\$535,000	\$511,500	100	95.61%
1 TREADWELL AVE*	\$699,000	\$699,000	\$687,000	7	98.28%
13 Kensington	\$724,900	\$724,900	\$702,000	17	96.84%
13 FOREST RD*	\$749,900	\$749,900	\$705,000	19	94.01%
11 ACADEMY RD*	\$919,000	\$919,000	\$885,000	42	96.30%
51 FAIRWOOD RD*	\$859,000	\$859,000	\$890,000	9	103.61%
11 West Lane	\$1,195,000	\$1,195,000	\$1,260,000	9	105.44%
27 Academy Road	\$1,199,000	\$1,199,000	\$1,275,100	14	106.35%
One Green Hill Rd	\$1,175,000	\$1,175,000	\$1,300,000	10	110.64%
15 Carteret Court	\$1,349,000	\$1,349,000	\$1,302,500	23	96.55%
18 SINCLAIR TER*	\$2,300,000	\$2,150,000	\$2,000,000	157	93.02%

**Month of
May-07**

Average List Price **\$867,487**
Average Sold Price **\$856,444**
Average Days on Market **76.44**
Ratio SP/LP **98.73%**



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