



KIMCANNON
 experience • trust • marketsavvy

COLDWELL BANKER

401 Springfield Avenue
 Summit, New Jersey 07901

908.313.2855



Home Sales December 2014 Madison, NJ

Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
134* Kings Rd*	\$299,900	\$275,000	\$225,000	40	81.82%
318* MAIN ST UNIT 27*	\$429,900	\$424,900	\$420,000	98	98.85%
69* Derby Court	\$479,000	\$479,000	\$459,000	28	95.82%
68* Knollwood Avenue	\$749,000	\$599,000	\$570,000	71	95.16%
73* Brittin St*	\$569,000	\$569,000	\$576,000	14	101.23%
194* Shunpike Rd*	\$669,000	\$600,000	\$582,500	126	97.08%
58* Park Ave*	\$650,000	\$650,000	\$640,000	9	98.46%
4* Loveland St*	\$750,000	\$725,000	\$698,000	128	96.28%
25* RIDGEDALE AVE UNIT 19*	\$725,000	\$725,000	\$715,000	1	98.62%
115* Woodland Rd*	\$889,000	\$799,000	\$786,000	53	98.37%
23 Belleau Ave*	\$929,000	\$849,000	\$855,000	61	100.71%
10* Douglas Ave*	\$975,000	\$899,000	\$899,000	46	100.00%
18* Woodcliff Dr*	\$879,000	\$879,000	\$901,500	15	102.56%
122* Shunpike Rd*	\$1,250,000	\$999,995	\$937,500	156	93.75%
49 Green Ave	\$998,000	\$998,000	\$980,000	55	98.20%
45* Prospect St*	\$1,129,000	\$1,098,000	\$999,999	157	91.07%
34* Cross Gates Rd*	\$1,175,000	\$1,175,000	\$1,050,000	25	89.36%
10* Pomeroy Rd*	\$1,175,000	\$1,175,000	\$1,300,000	10	110.64%
18* Buttenheim Terrace	\$1,895,000	\$1,895,000	\$1,825,000	19	96.31%

Month of	Average List Price	\$832,310
December-14	Average Sold Price	\$811,553
	Average Days on Market	58.53
	Ratio SP/LP	97.51%