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**COLDWELL
 BANKER**

401 Springfield Avenue
 Summit, New Jersey 07901

908.313.2855



Home Sales December 2015 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
26	Hoyt Street	650000	525000	515000	168	98.10%
202	Greenwood Ave*	998000	899000	875000	71	97.33%
2	TROY CT*	605000	585000	565000	120	96.58%
13	Myrtle Ave*	430000	430000	405000	76	94.19%
18	Hillcrest Rd*	845000	845000	820000	57	97.04%
141	Kingston Ct*	589000	575000	560000	42	97.39%
25	Glendale Road	695000	650000	640000	44	98.46%
208	Park Ave*	549900	549900	525000	55	95.47%
5	Coursen Way*	840000	825000	785000	49	95.15%
11	Strickland Pl*	849900	799900	800000	54	100.01%
46	North St*	399000	389000	360000	35	92.54%
19	Lorraine Rd*	446000	446000	409000	43	91.70%

Month of	Average List Price	\$626,567
December-15	Average Sold Price	\$604,917
	Average Days on Market	67.83
	Ratio SP/LP	96.54%