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**COLDWELL BANKER**

401 Springfield Avenue  
 Summit, New Jersey 07901

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## Home Sales November 2014 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
119*	Park Ave*	\$423,000	\$423,000	\$431,750	15	102.07%
27*	Kensington Rd*	\$449,900	\$449,900	\$460,000	21	102.24%
27*	Shadylawn Dr*	\$515,000	\$489,000	\$485,000	96	99.18%
2*	Rosewood Dr*	\$569,900	\$539,900	\$515,000	31	95.39%
21*	Wayne Blvd*	\$524,900	\$524,900	\$533,000	9	101.54%
46*	Spring Garden Dr*	\$649,900	\$649,900	\$635,000	14	97.71%
84*	Greenwood Ave*	\$719,000	\$695,000	\$672,500	62	96.76%
21*	Pomeroy Rd*	\$1,100,000	\$1,100,000	\$1,100,000	0	100.00%
83*	Prospect St*	\$1,225,000	\$1,225,000	\$1,282,000	13	104.65%
1	Dellwood Dr	\$2,100,000	\$1,995,000	\$1,930,000	119	96.74%

Month of	Average List Price	\$809,160
November-14	Average Sold Price	\$804,425
	Average Days on Market	38.00
	Ratio SP/LP	99.41%