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**COLDWELL  
 BANKER**

401 Springfield Avenue  
 Summit, New Jersey 07901

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## Home Sales October 2015 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
241	Kings Rd*	375000	375000	375000	6	100.00%
242	Plymouth Ct*	489000	489000	407000	16	83.23%
17	Orchard St*	425000	425000	412000	24	96.94%
29	Walnut St*	499900	459900	440000	94	95.67%
17	Albright Cir*	529000	479900	475000	90	98.98%
16	Oxford Ln*	449000	529000	495000	57	93.57%
12	Lynwood Pl*	529900	518000	510000	49	98.46%
10	Howell Street	560000	525000	525000	68	100.00%
13	Union Ave*	595000	585000	575000	50	98.29%
174	Leeds Ct*	600000	600000	595000	19	99.17%
28	Orchard Street	695000	630000	620000	50	98.41%
15	Keep St*	609000	609000	630000	7	103.45%
42	Woodland Rd*	779000	779000	779000	12	100.00%
2	FOREST RD*	1150000	1050000	950000	162	90.48%
26	Stafford Dr*	1225000	1225000	1225000	22	100.00%
65	Garfield Ave*	1329000	1329000	1330000	17	100.08%
92	Greenwood Ave*	1575000	1575000	1525000	14	96.83%
106	Woodland Rd*	1899000	1899000	1850000	32	97.42%

Month of	Average List Price	\$782,322
October-15	Average Sold Price	\$762,111
	Average Days on Market	43.83
	Ratio SP/LP	97.42%