



Home Sales August 2018 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
60	Brooklake Rd*	\$489,000	\$449,900	\$425,000	109	94.47%
5	Myrtle Ave*	\$517,500	\$517,500	\$501,750	27	96.96%
42	HIGHLAND AVE*	\$525,000	\$525,000	\$560,100	6	106.69%
61	CAMBRIDGE CT*	\$579,000	\$579,000	\$579,000	12	100.00%
12	Parkside Ave*	\$650,000	\$650,000	\$630,000	29	96.92%
4	Delbarton Dr*	\$749,000	\$699,000	\$635,000	63	90.84%
7	Vinal Pl*	\$800,000	\$800,000	\$750,000	90	93.75%
10	ACADEMY RD*	\$769,000	\$769,000	\$752,500	23	97.85%
19	Academy Rd*	\$850,000	\$785,000	\$755,000	46	96.18%
11	Vinal Pl*	\$699,000	\$699,000	\$800,000	32	114.45%
31	Beverly Rd*	\$969,000	\$969,000	\$969,000	11	100.00%
27	Ferndale Rd*	\$999,000	\$999,000	\$989,999	33	99.10%
9	Baumgartner Dr*	\$1,249,000	\$1,197,000	\$1,105,000	36	92.31%
25	RIDGEDALE AVE UNIT 16*	\$1,199,000	\$1,125,000	\$1,110,000	170	98.67%
29	Woodland Rd*	\$1,299,000	\$1,299,000	\$1,225,000	23	94.30%
131	Central Ave*	\$1,249,900	\$1,249,900	\$1,249,900	26	100.00%
33	Green Village Rd*	\$1,259,000	\$1,259,000	\$1,259,000	0	100.00%
1	Meadow Ct	\$1,599,900	\$1,450,000	\$1,375,000	231	94.83%

Month of Average List Price \$890,072
 August-18 Average Sold Price \$870,625
 Average Days on Market 53.72
 Ratio SP/LP 97.82%