



Home Sales December 2016 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
281	Kings Rd*	\$469,000	\$469,000	\$470,000	2	100.21%
33	Chelsea Ct*	\$525,000	\$500,000	\$477,500	132	95.50%
52	Cambridge Ct*	\$524,900	\$485,900	\$477,500	85	98.27%
37	Kensington Rd*	\$579,000	\$549,000	\$525,000	79	95.63%
2	BEECH AVE	\$550,000	\$550,000	\$535,000	27	97.27%
25	Niles Ave*	\$535,000	\$535,000	\$535,000	10	100.00%
31	Rosedale Ave*	\$575,000	\$575,000	\$575,000	7	100.00%
4	Tracy Ln*	\$622,500	\$579,900	\$585,000	36	100.88%
2	Locust St*	\$650,000	\$635,000	\$610,000	28	96.06%
10	Page St*	\$629,000	\$629,000	\$615,000	49	97.77%
6	Stonehedge Ln*	\$625,000	\$625,000	\$615,000	14	98.40%
14	Longview Ave*	\$634,900	\$634,900	\$620,000	57	97.65%
5	Lee Ave*	\$849,000	\$799,000	\$810,000	63	101.38%
4	Candlewood Dr*	\$845,000	\$845,000	\$855,000	13	101.18%
42	Glenwild Rd*	\$829,000	\$829,000	\$886,000	14	106.88%
30	Rachael Ave*	\$1,119,000	\$1,119,000	\$1,090,000	26	97.41%
4	Stonegate Ct*	\$1,398,000	\$1,349,000	\$1,250,000	53	92.66%
1	Loantaka Way	\$1,575,000	\$1,499,000	\$1,475,000	187	98.40%
26	Dellwood Pkwy South	\$2,149,000	\$2,149,000	\$1,990,000	88	92.60%

Month of Average List Price	\$808,247
December-16 Average Sold Price	\$789,263
Average Days on Market	51.05
Ratio SP/LP	97.65%