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401 Springfield Avenue  
 Summit, New Jersey 07901

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## Home Sales July 2017 Madison, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
318	Main St*	\$399,000	\$399,000	\$399,000	18	100.00%
2	Myrtle Ave*	\$439,900	\$439,900	\$440,000	12	100.02%
318	Main St*	\$485,000	\$469,000	\$460,000	56	98.08%
60	Cambridge Ct*	\$485,000	\$469,000	\$465,000	86	99.15%
14	Alexander Ave*	\$519,400	\$519,400	\$478,909	14	92.20%
121	Greenwood Ave*	\$565,000	\$565,000	\$565,000	14	100.00%
2	RIDGEDALE AVE*	\$624,900	\$624,900	\$615,000	24	98.42%
15	Belmont Ave*	\$625,000	\$625,000	\$630,000	5	100.80%
37	Rosedale Ave*	\$625,000	\$625,000	\$637,500	20	102.00%
6	Klara Ct*	\$659,000	\$659,000	\$660,000	7	100.15%
150	Central Ave*	\$699,000	\$699,000	\$700,000	20	100.14%
12	Candlewood Dr	\$799,900	\$799,900	\$795,000	28	99.39%
9	WESTERLY AVENUE	\$1,159,000	\$1,099,999	\$1,050,000	34	95.45%
302	Woodland Rd*	\$1,199,000	\$1,199,000	\$1,199,000	16	100.00%
5	East Lane	\$1,299,000	\$1,299,000	\$1,225,000	27	94.30%
33	Woodland Rd*	\$1,385,000	\$1,355,000	\$1,290,000	117	95.20%
41	East Ln*	\$1,549,000	\$1,395,000	\$1,325,000	167	94.98%
61	Valley Rd*	\$1,469,000	\$1,399,000	\$1,390,000	54	99.36%
17	Midwood Ter*	\$1,685,000	\$1,499,000	\$1,400,000	75	93.40%
3	Keep St*	\$1,525,000	\$1,525,000	\$1,450,000	28	95.08%
17	Wyndehurst Dr*	\$1,595,000	\$1,595,000	\$1,550,000	39	97.18%
47	Garfield Ave*	\$1,749,000	\$1,699,000	\$1,615,000	102	95.06%
3	Pomeroy Rd*	\$1,830,000	\$1,789,000	\$1,766,170	35	98.72%

Month of Average List Price	\$989,048
July-17 Average Sold Price	\$961,112
Average Days on Market	43.39
Ratio SP/LP	0.971755002