



# KIM CANNON

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**COLDWELL BANKER**

401 Springfield Avenue  
Summit, New Jersey 07901

908.313.2855



## Home Sales May 2016 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, UNIT 16*	\$435,900	\$399,900	\$385,000	97	96.27%
14	Loveland St*	\$459,000	\$439,000	\$400,000	335	91.12%
76	Derby Ct*	\$410,000	\$410,000	\$415,000	37	101.22%
185	Ridgedale Ave*	\$399,000	\$399,000	\$430,000	11	107.77%
149	Leeds Ct*	\$439,000	\$439,000	\$439,000	48	100.00%
184	Windsor Pl*	\$499,900	\$461,900	\$455,000	142	98.51%
89	Fairfax Ct*	\$480,000	\$480,000	\$470,000	44	97.92%
26	Niles Ave*	\$529,000	\$499,900	\$485,000	72	97.02%
22	Crestwood Dr*	\$499,000	\$499,000	\$499,000	7	100.00%
58	Knollwood Ave*	\$479,000	\$479,000	\$501,100	6	104.61%
168	Shunpike Rd*	\$534,000	\$534,000	\$525,000	20	98.31%
235	Greenwood Ave*	\$619,950	\$571,000	\$555,000	148	97.20%
162	Leeds Ct*	\$624,900	\$599,999	\$585,000	106	97.50%
5	Ashland Rd*	\$529,000	\$529,000	\$605,000	42	114.37%
6	Valevue Rd*	\$625,000	\$625,000	\$615,000	11	98.40%
27	Beech Ave*	\$639,000	\$624,900	\$625,000	41	100.02%
28	NOE AVE*	\$940,000	\$899,000	\$899,000	59	100.00%
1	Candlewood Dr*	\$949,000	\$949,000	\$903,000	20	95.15%
89	Samson Ave*	\$1,099,000	\$989,500	\$938,000	291	94.80%
182	Kings Rd	\$1,149,000	\$1,149,000	\$1,145,000	5	99.65%
25	Ridgedale Ave, UNIT 16*	\$1,275,000	\$1,275,000	\$1,230,000	0	96.47%
48	Sherwood Ave*	\$1,399,000	\$1,349,000	\$1,299,000	151	96.29%
58	UNION HILL RD*	\$1,450,000	\$1,450,000	\$1,382,500	13	95.34%
68	Hamilton St*	\$1,359,000	\$1,359,000	\$1,425,000	9	104.86%
27	Lawrence Rd*	\$2,349,000	\$2,349,000	\$2,337,000	158	99.49%
2	Dellwood Dr*	\$2,595,000	\$2,595,000	\$2,385,000	73	91.91%

Month of	Average List Price	\$859,773
May-16	Average Sold Price	\$843,562
	Average Days on Market	74.85
	Ratio SP/LP	98.11%