

## Madison **March 2009** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	57 Woodland Road	Colonial	\$649,900	\$626,000	\$531,300	3/6/2009	153	96.32%	1.18
2	29 Walnut St	Colonial	\$439,000	\$425,000	\$254,900	3/13/2009	8	96.81%	1.67
3	19 Alexander Avenue	Cottage	\$389,000	\$350,000	\$230,600	3/20/2009	22	89.97%	1.52
4	69 Shadylawn Ave	CapeCod	\$499,000	\$487,500	\$323,300	3/23/2009	13	97.70%	1.51
5	21 Prospect Place	Colonial	\$749,200	\$751,200	\$373,100	3/23/2009	241	100.27%	2.01
6	186 Greenwood Ave	Ranch	\$439,900	\$415,000	\$250,300	3/24/2009	45	94.34%	1.66
7	55 Maple Ave	Tudor/Colonial	\$699,000	\$665,000	\$375,300	3/26/2009	21	95.14%	1.77
8	6 Oak Court	Colonial	\$529,000	\$505,000	\$333,000	3/27/2009	119	95.46%	1.52
9	5 Carteret Ct	Colonial	\$849,000	\$815,000	\$566,200	3/27/2009	147	96.00%	1.44
<b>Averages</b>			<b>\$582,556</b>	<b>\$559,967</b>	<b>\$359,778</b>		<b>85</b>	<b>95.78%</b>	<b>1.59</b>

<b>Average Days on Market</b>	<b>85</b>
<b>Average List Price</b>	<b>\$582,556</b>
<b>Average Sales Price</b>	<b>\$559,967</b>
<b>% of List Price to Sales Price</b>	<b>95.78%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>1.59</b>
<b># of Units for the Month</b>	<b>9</b>

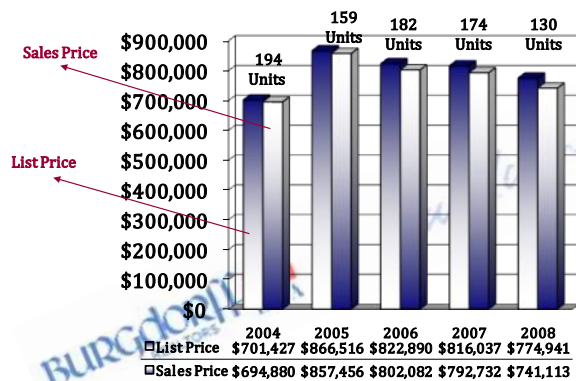
**FLASHBACK!!!!**  
**March 2008 YTD:**  
**AVG YTD Sales Price: \$754,142**  
**DOM: 62**  
**#Units YTD: 18**

**Madison 2009 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$572,413	\$946,300	\$582,556										\$633,060
Average Sales Price	\$542,875	\$848,167	\$559,967										\$596,360
Days on Market	65	130	85										84
% of List Price to Sales Price	94.90%	90.44%	95.78%										94.63%
Sales Price to Assessed Value	1.65	1.52	1.59										1.60
# Units Sold	8	3	9										20

**Madison Market Averages 2004-2008**

LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO

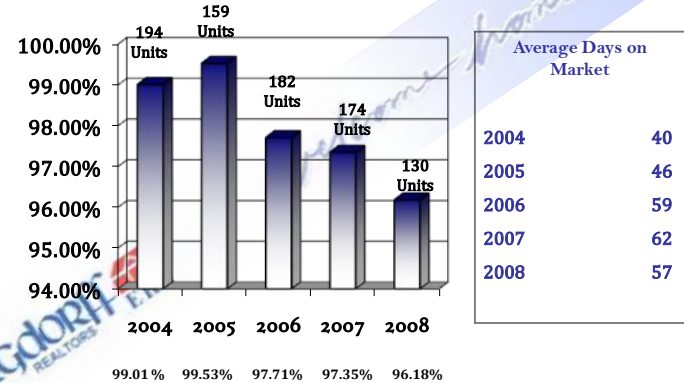


Sales Price to Assessed Value Ratio

2004	1.66
2005	1.91
2006	1.91
2007	1.92
2008	1.83

**Madison Market Averages 2004-2008**

PERCENTAGE OF LIST PRICE TO SALES PRICE



Average Days on Market

2004	40
2005	46
2006	59
2007	62
2008	57

As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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