

Madison

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42H Loantaka Way	OneFloor	2	1.0	20	\$419,900	\$419,900	\$419,000	99.79%		
2	40F Loantaka Way	OneFloor	2	1.0	46	\$439,900	\$434,900	\$439,000	100.94%		
3	318 Main Street	TwnEndUn	3	2.1	9	\$499,000	\$499,000	\$565,000	113.23%	\$385,600	1.47
4	243 Kings Road	CapeCod	4	2.0	7	\$629,000	\$629,000	\$690,500	109.78%	\$399,700	1.73
5	265 Kings Road	Colonial	3	2.0	27	\$749,000	\$699,000	\$701,000	100.29%	\$449,900	1.56
6	87 Madison Avenue	Colonial	5	4.0	23	\$699,000	\$699,000	\$751,000	107.44%	\$554,700	1.35
7	177 Green Village Road	Colonial	4	2.1	21	\$899,000	\$899,000	\$900,000	100.11%	\$653,000	1.38
8	16 Knollwood Avenue	CapeCod	4	2.0	12	\$650,000	\$650,000	\$900,000	138.46%	\$552,700	1.63
9	2 Kensington Road	Colonial	3	2.1	12	\$849,000	\$849,000	\$925,000	108.95%	\$494,900	1.87
10	123 Greenwood Avenue	Victorian	3	2.1	11	\$889,000	\$889,000	\$950,000	106.86%	\$676,600	1.40
11	41 Kinney Street	Colonial	5	4.2	21	\$1,399,900	\$1,399,900	\$1,390,000	99.29%	\$949,600	1.46
12	9 Stafford Drive	Colonial	4	2.1	21	\$947,000	\$947,000	\$1,390,071	146.79%	\$812,600	1.71
13	29 Maple Avenue	Victorian	4	4.0	5	\$1,240,000	\$1,240,000	\$1,429,000	115.24%	\$770,000	1.86
14	32 Crestwood Drive	Colonial	4	4.1	9	\$1,450,000	\$1,450,000	\$1,475,000	101.72%	\$851,300	1.73
15	7 Tracy Lane	Colonial	5	3.2	17	\$1,425,000	\$1,425,000	\$1,500,000	105.26%	\$804,500	1.86
16	64 Green Avenue	Colonial	6	6.0	57	\$2,249,000	\$2,249,000	\$2,050,000	91.15%		
17	15 Hillside Avenue	Colonial	7	5.1	6	\$2,550,000	\$2,550,000	\$2,550,000	100.00%	\$1,482,600	1.72
18	37 Cross Gates Road	Colonial	5	3.3	8	\$2,450,000	\$2,450,000	\$2,580,000	105.31%	\$1,619,200	1.59
19	78 Garfield Avenue	Colonial	6	6.2	12	\$2,980,000	\$2,980,000	\$3,013,000	101.11%	\$2,114,600	1.42
AVERAGE					18	\$1,232,300	\$1,229,405	\$1,295,662	107.99%		1.61

Active Listings in Madison

Number of Units: 19
 Average List Price: \$1,204,411
 Average Days on Market: 43

Under Contract Listings in Madison

Number of Units: 33
 Average List Price: \$1,254,203
 Average Days on Market: 14

Madison 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	15	56	27	17	15	18							22
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469	\$1,229,405							\$1,077,258
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710	\$1,295,662							\$1,112,230
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%							104.10%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61							1.54
# Units Sold	1	6	16	13	16	19							71
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24	1.40							2.05
Active Listings	19	17	16	21	20	19							19
Under Contracts	16	28	30	31	35	33							29

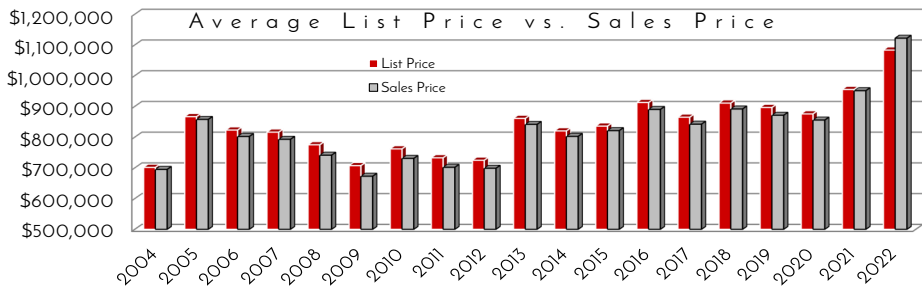
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	21	22	4.32%
Sales Price	\$1,127,992	\$1,112,230	-1.40%
LP:SP	104.56%	104.10%	-0.44%
SP:AV	1.44	1.54	6.88%



YTD	2022	2023	% Change
# Units Sold	85	71	-16.47%
Rate of Ab 3 mo	1.02	2.05	101.14%
Actives	13	19	41.77%
Under Contracts	29	29	-0.57%

Madison Yearly Market Trends

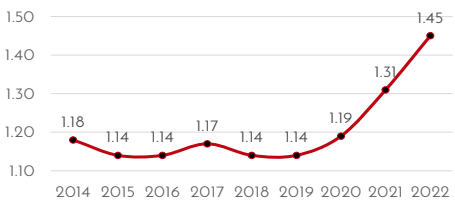


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,109
SP	\$694,880	\$857,456	\$802,082	\$774,941	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100	\$1,121,801	

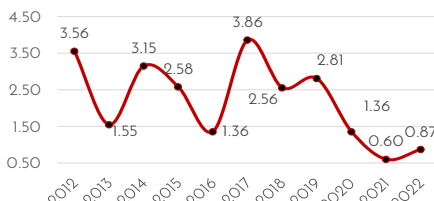
Madison Yearly Market Trends



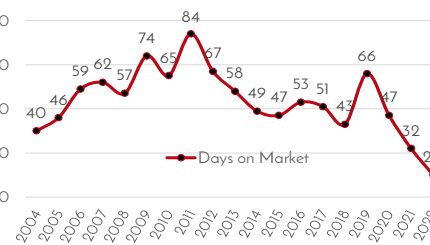
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

