



Madison

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42B Loantaka Way	OneFloor	2	1.0	1	\$426,000	\$426,000	\$426,000	100.00%		
2	40G Loantaka Way	MultiFlr	2	1.0	35	\$489,900	\$489,900	\$480,000	97.98%		
3	34 A Loantaka Way	TwndEndUn	2	1.1	13	\$484,900	\$484,900	\$482,000	99.40%		
4	31 Myrtle Avenue	CapeCod	3	1.0	14	\$549,000	\$549,000	\$600,000	109.29%	\$366,900	1.64
5	9 Belmont Avenue	Colonial	2	1.1	35	\$690,000	\$599,000	\$605,000	101.00%	\$369,300	1.64
6	208 Loantaka Way	Colonial	3	2.1	41	\$689,000	\$689,000	\$660,000	95.79%	\$444,300	1.49
7	35 Canterbury Road	Split Level	3	2.0	8	\$635,000	\$635,000	\$735,000	115.75%	\$507,200	1.45
8	17 Chapel Street	Colonial	3	2.1	6	\$725,000	\$725,000	\$750,000	103.45%		
9	7 Hoyt Street	Split Level	4	1.1	19	\$735,000	\$735,000	\$812,500	110.54%	\$490,800	1.66
10	349 Woodland Road	Colonial	4	3.1	12	\$1,095,000	\$1,095,000	\$1,095,000	100.00%	\$889,500	1.23
11	262 Kings Road	Colonial	5	2.1	13	\$1,125,000	\$1,125,000	\$1,150,000	102.22%	\$578,700	1.99
12	8 Coursen Way	Split Level	5	3.1	21	\$1,174,000	\$1,174,000	\$1,250,000	106.47%	\$687,300	1.82
13	23 Maple Avenue	Victorian	6	4.5	1	\$2,150,000	\$2,150,000	\$2,150,000	100.00%		
AVERAGE					17	\$843,677	\$836,677	\$861,192	103.22%		1.61

"Active" Listings in Madison

Number of Units: 21
 Average List Price: \$1,387,119
 Average Days on Market: 30

"Under Contract" Listings in Madison

Number of Units: 31
 Average List Price: \$1,401,690
 Average Days on Market: 13

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									28
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677									\$978,197
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192									\$988,094
SP:LP%	98.77%	101.90%	99.66%	103.22%									101.29%
SP to AV	1.39	1.46	1.41	1.61									1.49
# Units Sold	1	6	16	13									36
3 Mo Rate of Ab	2.40	3.14	2.35	1.78									2.42
Active Listings	19	17	16	21									18
Under Contracts	16	28	30	31									26

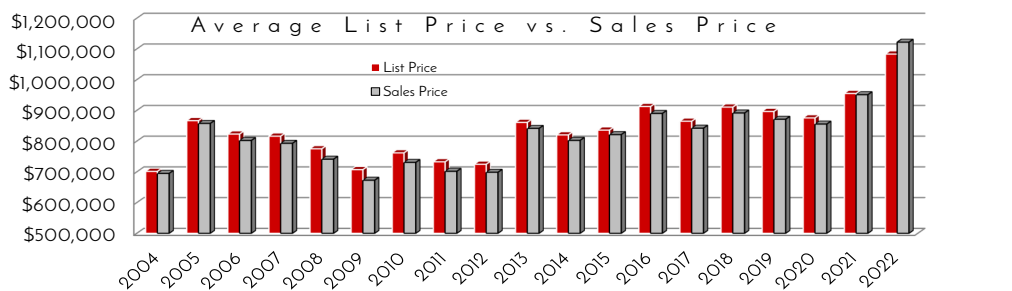
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	28	8.51%
Sales Price	\$1,130,687	\$988,094	-12.61%
LP:SP	102.11%	101.29%	-0.80%
SP:AV	1.37	1.49	8.22%



YTD	2022	2023	% Change
# Units Sold	51	36	-29.41%
Rate of Ab 3 mo	0.86	2.42	182.75%
Actives	9	18	108.57%
Under Contracts	30	26	-11.02%

Madison Yearly Market Trends

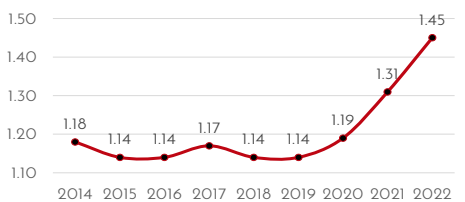


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,109
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,115	\$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

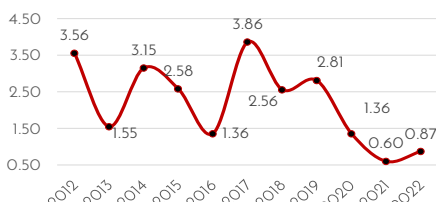
Madison Yearly Market Trends



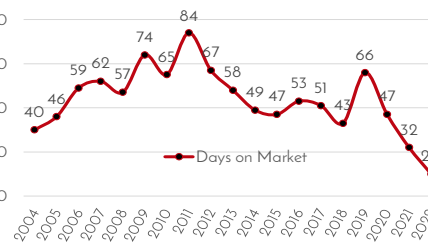
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

