



# Madison

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Niles Avenue	CapeCod	2	1.0	18	\$450,000	\$450,000	\$430,000	95.56%	\$398,300	1.08
2	19 Bedford Court	TwnIntUn	2	2.1	17	\$455,000	\$455,000	\$460,000	101.10%	\$399,200	1.15
3	341 Loantaka Way	MultiFlr	2	1.1	1	\$465,000	\$465,000	\$464,000	99.78%		
4	6 Fletcher Place	Split Level	4	1.1	63	\$769,000	\$719,000	\$663,888	92.33%	\$495,600	1.34
5	16 Surrey Lane	Split Level	3	1.2	13	\$599,000	\$599,000	\$680,000	113.52%	\$454,000	1.50
6	34 Niles Avenue	Colonial	3	1.1	45	\$699,000	\$699,000	\$740,000	105.87%	\$487,100	1.52
7	12 Avery Court	TwnEndUn	3	2.1	17	\$725,000	\$725,000	\$741,000	102.21%	\$465,400	1.59
8	26 Wayne Boulevard	CapeCod	4	2.0	15	\$599,000	\$599,000	\$780,000	130.22%	\$443,900	1.76
9	3 Rachael Avenue	Bi-Level	4	2.0	9	\$780,000	\$828,000	\$850,000	102.66%	\$546,800	1.55
10	5 Shadylawn Drive	Colonial	3	2.0	15	\$699,000	\$699,000	\$850,000	121.60%	\$458,400	1.85
11	195 Greenwood Avenue	Colonial	4	2.2	16	\$935,000	\$935,000	\$935,000	100.00%	\$602,800	1.55
12	198 Shunpike Road	Split Level	4	2.1	14	\$929,000	\$929,000	\$979,000	105.38%	\$553,800	1.77
13	7 Vinal Place	Colonial	4	3.1	18	\$1,082,000	\$1,082,000	\$1,025,000	94.73%	\$750,000	1.37
14	10 Loantaka Way	Colonial	4	3.1	17	\$1,195,000	\$1,095,000	\$1,070,000	97.72%	\$675,100	1.58
15	50 East Lane	RanchExp	4	2.1	9	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$890,000	1.24
16	119 Woodland Road	Ranch	4	3.1	17	\$1,225,000	\$1,225,000	\$1,175,000	95.92%	\$839,800	1.40
17	7 Holden Lane	Colonial	5	3.1	13	\$1,425,000	\$1,425,000	\$1,550,000	108.77%	\$1,061,100	1.46
18	7 Hillside Avenue	CapeCod	4	3.0	17	\$1,599,000	\$1,599,000	\$1,667,500	104.28%	\$1,016,100	1.64
19	1 Bardon Street	Colonial	6	5.0	30	\$1,655,000	\$1,655,000	\$1,775,790	107.30%		
20	18 West Lane	Colonial	6	5.1	1	\$2,699,000	\$2,699,000	\$2,699,000	100.00%		
21	56 Crestview Avenue	Colonial	5	5.1	20	\$2,700,000	\$2,700,000	\$2,700,000	100.00%	\$1,733,400	1.56
22	241 Woodland Road	Colonial	7	7.1	14	\$2,825,000	\$2,825,000	\$3,025,000	107.08%	\$2,439,900	1.24
AVERAGE					18	\$1,164,045	\$1,159,409	\$1,198,190	103.91%		

### *"Active"* Listings in Madison

Number of Units: 16  
 Average List Price: \$1,283,313  
 Average Days on Market: 77

### *"Under Contract"* Listings in Madison

Number of Units: 11  
 Average List Price: \$975,455  
 Average Days on Market: 39

# 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	14	18					20
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469	\$1,229,405	\$1,241,587	\$1,159,409					\$1,116,816
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710	\$1,295,662	\$1,336,500	\$1,198,190					\$1,160,889
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%	103.91%					104.66%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61	1.69	1.48					1.55
# Units Sold	1	6	16	13	16	19	15	22					108
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24	1.40	1.38	1.00					1.84
Active Listings	19	17	16	21	20	19	23	16					19
Under Contracts	16	28	30	31	35	33	22	11					26

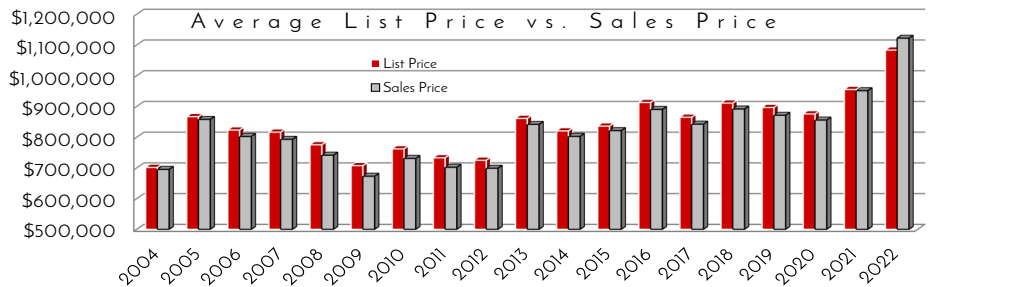
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	20.2	20.3	0.58%
Sales Price	\$1,176,007	\$1,160,889	-1.29%
LP:SP	104.36%	104.66%	0.30%
SP:AV	1.45	1.55	6.78%



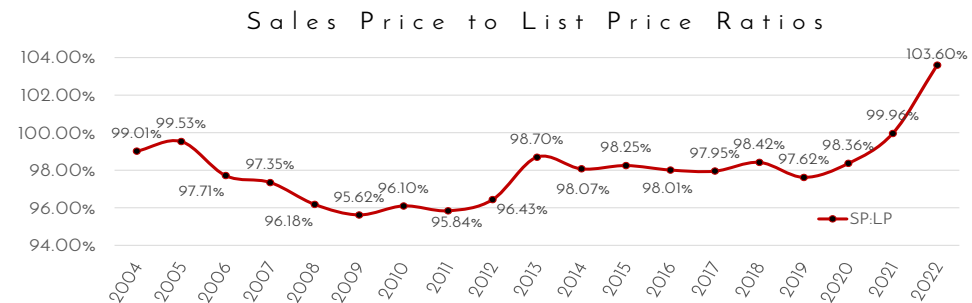
YTD	2022	2023	% Change
# Units Sold	112	108	-3.57%
Rate of Ab 3 mo	1.13	1.84	63.04%
Actives	15	19	27.97%
Under Contracts	28	26	-7.62%

## Madison Yearly Market Trends

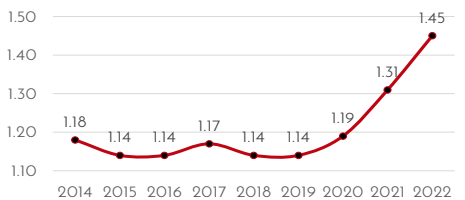


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,109
SP	\$694,880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

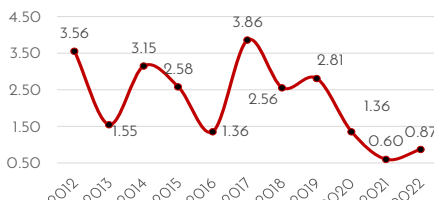
## Madison Yearly Market Trends



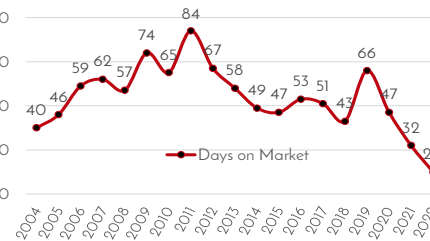
### Sales Price to Assessed Value Ratio



### 12Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

