



Madison

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1 Niles Avenue	CapeCod	4	1.0	25	\$499,000	\$499,000	\$499,000	100.00%	\$409,100	1.22
2	36C Loantaka Way	TwnIntUn	3	2.1	43	\$649,900	\$599,000	\$580,000	96.83%		
3	179 Ridgedale Avenue	Colonial	3	1.0	37	\$697,500	\$697,500	\$675,000	96.77%	\$457,900	1.47
4	24 Bedford Court	TwnIntUn	3	2.1	12	\$679,000	\$679,000	\$703,000	103.53%	\$479,100	1.47
5	111 Madison Avenue	Colonial	4	2.1	8	\$949,000	\$949,000	\$950,000	100.11%		
6	119 Green Avenue	CapeCod	3	2.0	37	\$999,000	\$999,000	\$999,000	100.00%	\$753,200	1.33
AVERAGE					27	\$745,567	\$737,083	\$734,333	99.54%		1.37

Active Listings in Madison

Number of Units: 6
Average List Price: \$1,374,333
Average Days on Market: 55

Under Contract Listings in Madison

Number of Units: 10
Average List Price: \$1,247,300
Average Days on Market: 80

Madison 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27												27
List Price	\$737,083												\$737,083
Sales Price	\$734,333												\$734,333
SP:LP%	99.54%												99.54%
SP to AV	1.37												1.37
# Units Sold	6												6
3 Mo Rate of Ab	0.96												0.96
Active Listings	6												6
Under Contracts	10												10

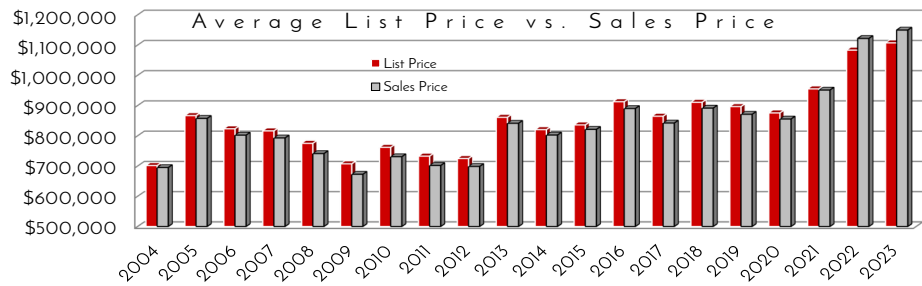
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	15	27	80.00%
Sales Price	\$400,000	\$734,333	83.58%
LP:SP	98.77%	99.54%	0.78%
SP:AV	1.39	1.37	-1.60%



YTD	2023	2024	% Change
# Units Sold	1	6	500.00%
Rate of Ab 3 mo	2.40	0.96	-60.00%
Actives	19	6	-68.42%
Under Contracts	16	10	-37.50%

Madison Yearly Market Trends

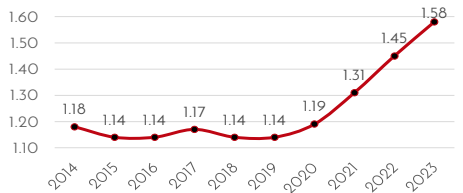


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083,105	\$1,070,006
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$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	\$1,112,801	\$1,149,429

Madison Yearly Market Trends



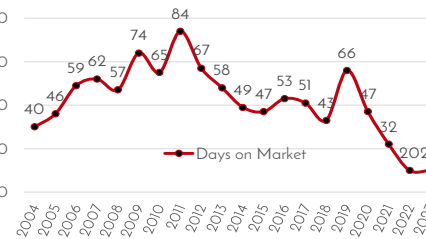
Sales Price to Assessed Value Ratio



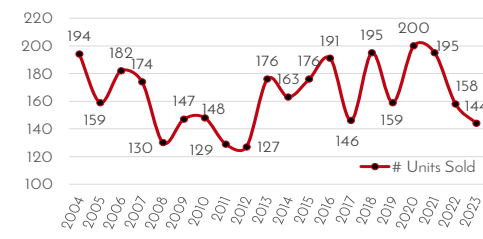
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2013 Madison Tax Re Evaluation

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.