



# Madison

## December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34C Loantaka Way	MultiFlr	2	1.1	18	\$459,000	\$459,000	\$455,000	99.13%	\$191,600	2.37
2	21 North Street	Custom	4	2.0	70	\$719,000	\$699,000	\$645,800	92.39%	\$462,300	1.40
3	143 Ridgedale Avenue	Ranch	3	2.1	15	\$759,000	\$759,000	\$735,000	96.84%	\$362,700	2.03
4	16 South Street	CapeCod	3	2.0	14	\$639,000	\$639,000	\$745,000	116.59%	\$412,900	1.80
5	5 Seven Oaks Circle	Split Level	3	1.1	29	\$799,000	\$775,000	\$775,000	100.00%	\$453,000	1.71
6	5 Pine Tree Terrace	RanchExp,	4	3.0	24	\$739,000	\$739,000	\$820,000	110.96%	\$536,500	1.53
7	4 Cedar Avenue	CapeCod	3	2.1	15	\$939,900	\$939,900	\$910,000	96.82%	\$557,000	1.63
8	38 Knollwood Avenue	Colonial	4	3.0	12	\$899,000	\$899,000	\$1,136,000	126.36%	\$601,200	1.89
9	18 Noe Avenue	Custom	5	2.1	16	\$1,575,000	\$1,575,000	\$1,575,000	100.00%	\$1,145,800	1.37
10	10 Hamilton Street	Colonial	4	2.2	1	\$1,550,000	\$1,550,000	\$1,700,000	109.68%	\$862,200	1.97
11	50 Glenwild Road	Custom	4	4.1	14	\$1,995,000	\$1,995,000	\$2,000,000	100.25%	\$917,200	2.18
12	5 Sinclair Terrace	Colonial	5	4.1	1	\$2,435,000	\$2,435,000	\$2,435,000	100.00%		
<b>AVERAGE</b>					19	\$1,125,658	\$1,121,992	\$1,160,983	104.08%		1.81

### *Active* Listings in Madison

Number of Units: 4  
 Average List Price: \$1,001,250  
 Average Days on Market: 125

### *Under Contract* Listings in Madison

Number of Units: 10  
 Average List Price: \$997,450  
 Average Days on Market: 81

# 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	27	22	14	19	20
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469	\$1,229,405	\$1,241,587	\$1,159,409	\$1,015,500	\$1,228,500	\$975,363	\$1,121,992	\$1,107,006
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710	\$1,295,662	\$1,336,500	\$1,198,190	\$1,029,700	\$1,255,100	\$1,047,800	\$1,160,983	\$1,149,429
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%	103.91%	103.14%	108.05%	107.82%	104.08%	104.83%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61	1.69	1.48	1.50	1.64	1.60	1.81	1.58
# Units Sold	1	6	16	13	16	19	15	22	10	6	8	12	144
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24	1.40	1.38	1.00	1.34	1.70	2.16	0.54	1.70
Active Listings	19	17	16	21	20	19	23	16	20	20	15	4	18
Under Contracts	16	28	30	31	35	33	22	11	15	16	12	10	22

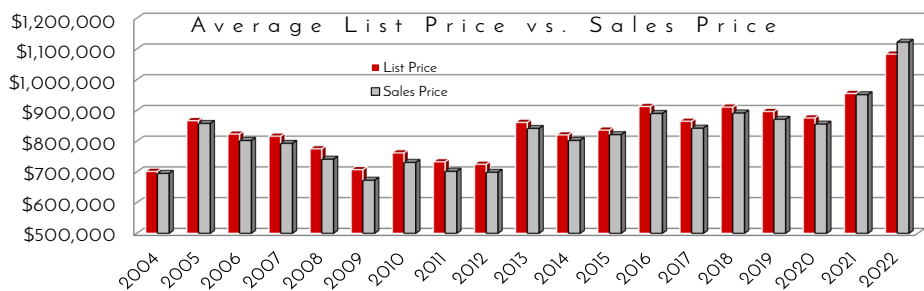
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	22	20	-8.63%
Sales Price	\$1,121,801	\$1,149,429	2.46%
LP:SP	103.60%	104.83%	1.19%
SP:AV	1.45	1.58	8.83%



YTD	2022	2023	% Change
# Units Sold	158	144	-8.86%
Rate of Ab 3 mo	1.20	1.70	42.17%
Actives	15	18	14.75%
Under Contracts	24	22	-10.07%

## Madison Yearly Market Trends

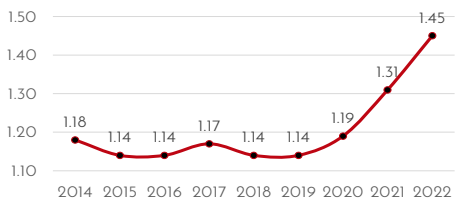


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,109
SP	\$694,880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

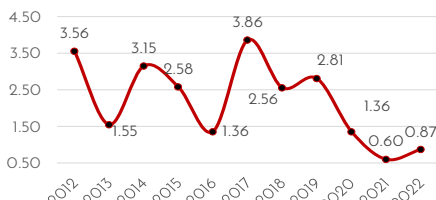
## Madison Yearly Market Trends



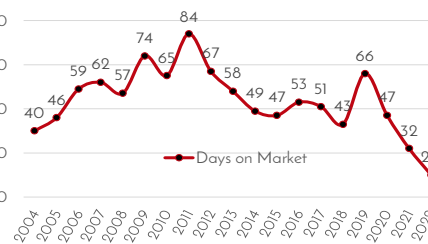
### Sales Price to Assessed Value Ratio



### 12Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

