



Madison

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	318 Main Street	TwnIntUn	3	2.1	18	\$384,900	\$384,900	\$412,000	107.04%	\$389,500	1.06
2	40E Loantaka Way	OneFloor	2	1.0	55	\$484,900	\$484,900	\$470,000	96.93%		
3	42A Loantaka Way	MultiFlr	2	1.0	15	\$484,900	\$484,900	\$470,000	96.93%		
4	42G Loantaka Way	MultiFlr	2	1.0	28	\$474,900	\$479,900	\$470,000	97.94%		
5	40C Loantaka Way	MultiFlr	2	1.0	18	\$484,900	\$484,900	\$474,900	97.94%		
6	34D Loantaka Way	MultiFlr	2	1.1	76	\$499,900	\$499,900	\$485,000	97.02%		
7	365 Woodland Road	CapeCod	2	1.0	11	\$675,000	\$675,000	\$620,000	91.85%	\$459,400	1.35
8	17 Niles Avenue	CapeCod	4	2.0	13	\$629,000	\$629,000	\$625,000	99.36%	\$457,700	1.37
9	196 Park Avenue	Colonial	3	2.1	19	\$695,000	\$695,000	\$700,000	100.72%	\$520,500	1.34
10	259 Kings Road	Colonial	3	2.0	8	\$699,000	\$699,000	\$803,000	114.88%	\$432,800	1.86
11	5 Amelia Court	TwnEndUn	3	2.1	21	\$875,000	\$875,000	\$925,000	105.71%	\$551,100	1.68
12	22 Winding Way	Ranch	4	2.1	15	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$694,000	1.66
13	17 Crestwood Drive	Colonial	5	4.1	8	\$1,599,000	\$1,599,000	\$1,550,000	96.94%		
14	12 Independence Court	Colonial	4	3.2	14	\$1,699,000	\$1,699,000	\$1,672,000	98.41%	\$1,356,300	1.23
15	15 Pomeroy Road	Colonial	7	3.2	92	\$2,099,000	\$2,099,000	\$1,950,000	92.90%	\$1,821,100	1.07
16	1 Cross Gates Road	Colonial	6	5.2	15	\$2,400,000	\$2,400,000	\$2,400,000	100.00%	\$1,660,000	1.45
AVERAGE					27	\$958,400	\$958,713	\$948,556	99.66%	\$834,240	1.41

"Active" Listings in Madison

Number of Units: 16
 Average List Price: \$1,539,350
 Average Days on Market: 25

"Under Contract" Listings in Madison

Number of Units: 30
 Average List Price: \$1,088,407
 Average Days on Market: 17

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										34
List Price	\$405,000	\$1,432,317	\$958,713										\$1,058,187
Sales Price	\$400,000	\$1,466,500	\$948,556										\$1,059,822
SP:LP%	98.77%	101.90%	99.66%										100.21%
SP to AV	1.39	1.46	1.41										1.42
# Units Sold	1	6	16										23
3 Mo Rate of Ab	2.40	3.14	2.35										2.63
Active Listings	19	17	16										17
Under Contracts	16	28	30										25

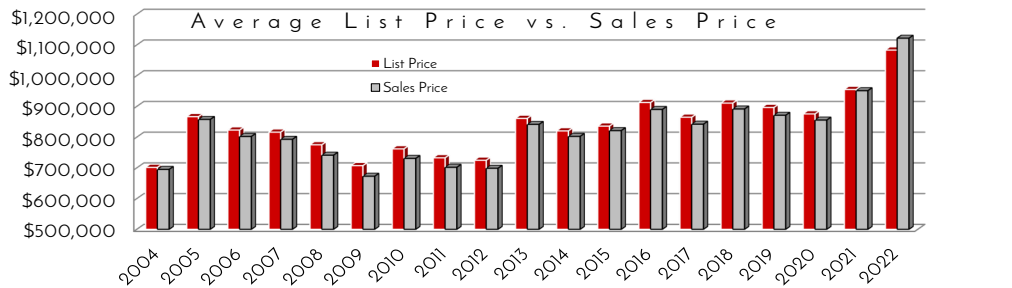
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	24	34	39.96%
Sales Price	\$1,091,654	\$1,059,822	-2.92%
LP:SP	100.22%	100.21%	-0.01%
SP:AV	1.34	1.42	5.35%



YTD	2022	2023	% Change
# Units Sold	35	23	-34.29%
Rate of Ab 3 mo	0.96	2.63	173.01%
Actives	10	17	79.31%
Under Contracts	28	25	-10.84%

Madison Yearly Market Trends

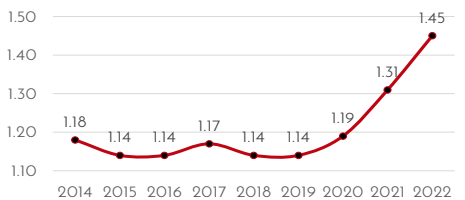


Madison Yearly Market Trends

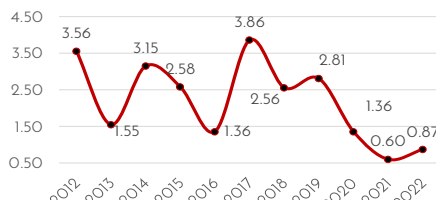


Year	LP	SP
2004	\$701,747	\$694,880
2005	\$866,516	\$857,456
2006	\$822,890	\$802,082
2007	\$816,037	\$792,732
2008	\$774,941	\$741,115
2009	\$707,123	\$672,659
2010	\$761,644	\$730,674
2011	\$732,567	\$701,750
2012	\$724,564	\$698,551
2013	\$860,863	\$841,302
2014	\$820,102	\$802,362
2015	\$835,729	\$821,132
2016	\$912,479	\$890,034
2017	\$864,546	\$842,027
2018	\$896,369	\$891,465
2019	\$910,541	\$871,010
2020	\$875,393	\$855,355
2021	\$954,928	\$951,100
2022	\$1,083,105	\$1,121,801

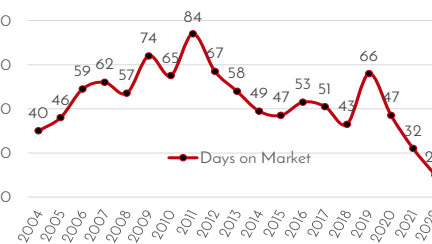
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

