



Madison

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42J Loantaka Way	OneFloor	2	1.0	21	\$419,900	\$419,900	\$416,500	99.19%		
2	34 Loantaka Way	TwnIntUn	2	1.1	20	\$459,900	\$459,900	\$464,000	100.89%		
3	18 Niles Avenue	CapeCod	3	2.0	21	\$499,000	\$499,000	\$551,000	110.42%	\$427,700	1.29
4	254 Kings Road	CapeCod	3	2.0	8	\$575,000	\$575,000	\$701,000	121.91%	\$411,100	1.71
5	5 Keep Street	CapeCod	3	1.0	9	\$699,000	\$699,000	\$781,000	111.73%	\$380,700	2.05
6	192 Windsor Place	TwnEndUn	3	2.1	25	\$739,000	\$739,000	\$800,000	108.25%	\$464,700	1.72
7	18 Glenwild Road	Colonial	3	1.1	9	\$699,000	\$699,000	\$840,000	120.17%	\$598,600	1.40
8	1 Highview Terrace	Colonial	5	4.1	21	\$1,425,000	\$1,425,000	\$1,475,000	103.51%	\$1,011,400	1.46
9	9 Grove Street	Colonial	5	3.2	7	\$1,400,000	\$1,400,000	\$1,600,000	114.29%	\$840,500	1.90
10	64 Sherwood Avenue	Colonial	5	4.1	21	\$1,650,000	\$1,650,000	\$1,675,000	101.52%	\$975,100	1.72
11	179 Woodland Road	Colonial	6	3.2	8	\$1,829,000	\$1,829,000	\$1,930,000	105.52%	\$1,119,500	1.72
12	26 East Lane	Colonial	4	2.1	12	\$1,930,000	\$1,930,000	\$2,010,000	104.15%	\$1,170,000	1.72
13	145 Green Avenue	Colonial	5	4.1	11	\$1,949,000	\$1,949,000	\$2,250,000	115.44%	\$1,436,100	1.57
14	151 Garfield Avenue	Colonial	5	3.1	13	\$2,100,000	\$2,100,000	\$2,254,000	107.33%	\$1,250,000	1.80
15	10 East Lane	Colonial	5	3.1	7	\$2,250,000	\$2,250,000	\$2,300,000	102.22%	\$1,189,000	1.93
AVERAGE					14	\$1,241,587	\$1,241,587	\$1,336,500	108.44%		1.69

Active Listings in Madison

Number of Units: 23
 Average List Price: \$1,283,213
 Average Days on Market: 51

Under Contract Listings in Madison

Number of Units: 22
 Average List Price: \$1,141,864
 Average Days on Market: 19

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						21
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469	\$1,229,405	\$1,241,587						\$1,105,920
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710	\$1,295,662	\$1,336,500						\$1,151,347
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%						104.86%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61	1.69						1.57
# Units Sold	1	6	16	13	16	19	15						86
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24	1.40	1.38						1.96
Active Listings	19	17	16	21	20	19	23						19
Under Contracts	16	28	30	31	35	33	22						28

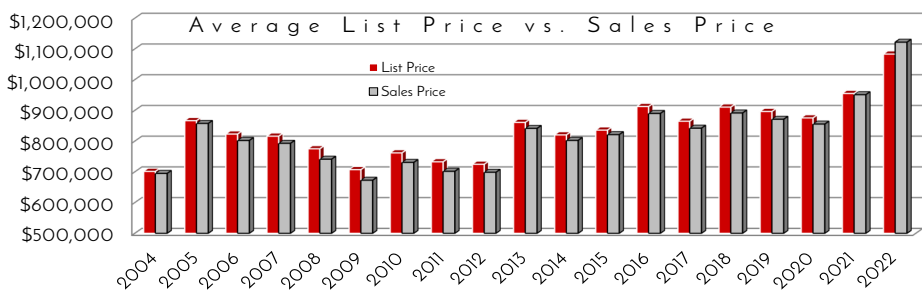
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	20.7	20.8	0.48%
Sales Price	\$1,185,298	\$1,151,347	-2.86%
LP:SP	104.84%	104.86%	0.01%
SP:AV	1.45	1.57	8.15%



YTD	2022	2023	% Change
# Units Sold	95	86	-9.47%
Rate of Ab 3 mo	1.09	1.96	78.95%
Actives	14	23	61.00%
Under Contracts	29	22	-23.76%

Madison Yearly Market Trends

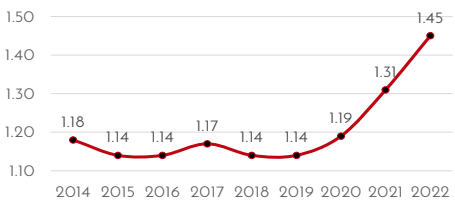


Madison Yearly Market Trends

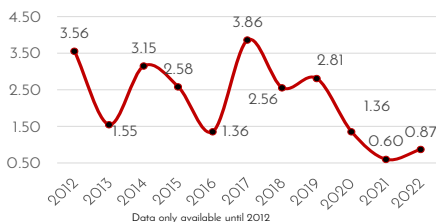


Year	LP	SP
2004	\$701,747	\$694,880
2005	\$866,516	\$857,456
2006	\$822,890	\$802,082
2007	\$816,037	\$774,941
2008	\$707,123	\$672,659
2009	\$761,644	\$730,674
2010	\$732,567	\$701,750
2011	\$724,564	\$698,551
2012	\$860,863	\$841,302
2013	\$820,102	\$802,362
2014	\$835,729	\$821,132
2015	\$912,479	\$890,034
2016	\$864,546	\$842,027
2017	\$910,541	\$891,465
2018	\$896,369	\$871,010
2019	\$875,393	\$855,355
2020	\$954,928	\$951,100
2021	\$1,083,109	\$1,121,801
2022	\$1,185,298	\$1,151,347

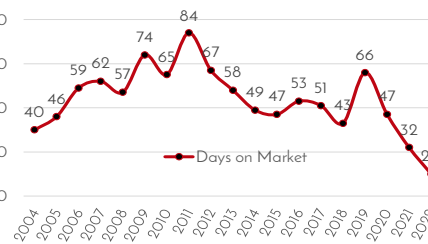
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

