



Madison

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Rolling Hill Court	TwnIntUn	2	2.1	7	\$475,000	\$475,000	\$532,000	112.00%	\$504,600	1.05
2	127 Hempstead Court	TwnIntUn	2	2.1	60	\$585,000	\$585,000	\$585,000	100.00%	\$450,300	1.30
3	6 Oak Court	Colonial	3	2.0	15	\$699,000	\$699,000	\$796,000	113.88%	\$429,400	1.85
4	33 Green Village Road	OneFloor	2	2.0	14	\$799,000	\$799,000	\$815,000	102.00%		
5	10 Loantaka Terrace	Colonial	3	2.0	11	\$825,000	\$825,000	\$853,000	103.39%	\$621,900	1.37
6	21 Ardsleigh Drive	CapeCod	3	2.0	7	\$839,000	\$839,000	\$903,000	107.63%	\$536,900	1.68
7	4 Ashland Road	Split Level	4	2.1	1	\$919,000	\$919,000	\$919,000	100.00%	\$521,600	1.76
8	31 Noe Avenue	Colonial	3	3.0	1	\$940,000	\$940,000	\$940,000	100.00%	\$771,600	1.22
9	60 Green Avenue	Victorian	5	3.1	132	\$1,699,000	\$1,699,000	\$1,554,000	91.47%		
10	28 Crestview Avenue	Colonial	5	4.1	18	\$2,375,000	\$2,375,000	\$2,400,000	101.05%	\$1,354,200	1.77
AVERAGE					27	\$1,015,500	\$1,015,500	\$1,029,700	103.14%		1.50

"Active" Listings in Madison

Number of Units: 20
Average List Price: \$1,070,370
Average Days on Market: 66

"Under Contract" Listings in Madison

Number of Units: 15
Average List Price: \$1,153,533
Average Days on Market: 38

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				21
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				\$1,108,230
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				\$1,149,771
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%	103.91%	103.14%				104.54%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61	1.69	1.48	1.50				1.55
# Units Sold	1	6	16	13	16	19	15	22	10				118
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24	1.40	1.38	1.00	1.34				1.78
Active Listings	19	17	16	21	20	19	23	16	20				19
Under Contracts	16	28	30	31	35	33	22	11	15				25

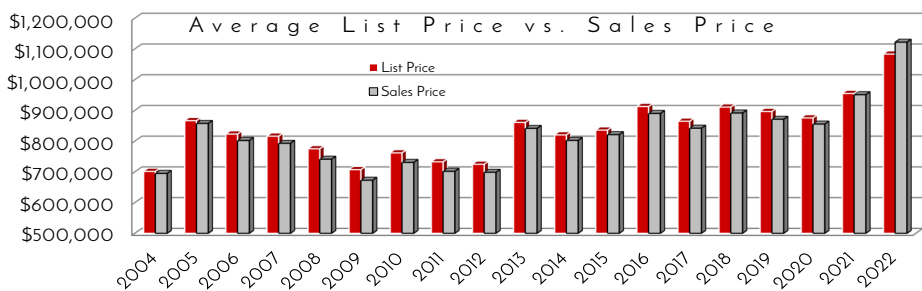
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	20.0	20.8	3.82%
Sales Price	\$1,161,621	\$1,149,771	-1.02%
LP:SP	104.28%	104.54%	0.25%
SP:AV	1.45	1.55	6.38%



YTD	2022	2023	% Change
# Units Sold	126	118	-6.35%
Rate of Ab 3 mo	1.17	1.78	51.94%
Actives	15	19	24.82%
Under Contracts	27	25	-9.05%

Madison Yearly Market Trends

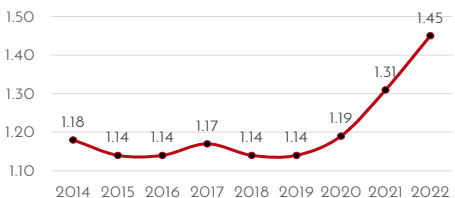


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$896,369	\$875,393	\$954,928	\$1,083,109	\$1,161,621	\$1,149,771
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	\$1,149,771

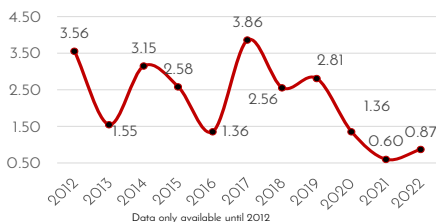
Madison Yearly Market Trends



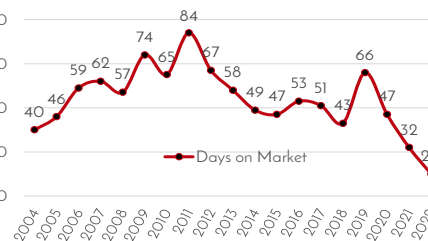
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

