

Madison

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40J Loantaka Way	OneFloor	2	1.0	14	\$444,900	\$444,900	\$451,000	101.37%		
2	318 Main Street U13	TwnEndUn	2	2.1	8	\$475,000	\$475,000	\$511,000	107.58%	\$392,300	1.30
3	58 Brooklake Road	Colonial	3	2.0	19	\$599,000	\$599,000	\$635,000	106.01%	\$360,400	1.76
4	250 Kings Road	Cottage	4	2.0	11	\$585,000	\$585,000	\$647,000	110.60%	\$389,300	1.66
5	28 Shadylawn Drive	CapeCod	4	2.0	14	\$679,900	\$679,900	\$686,000	100.90%	\$491,800	1.39
6	76 Fairwood Road	Split Level	3	2.0	11	\$699,000	\$699,000	\$690,000	98.71%	\$544,300	1.27
7	169 Green Village Road	Bi-Level	3	3.0	51	\$1,100,000	\$999,900	\$999,000	99.91%	\$630,600	1.58
8	50 Rosedale Avenue	Ranch	3	2.0	5	\$789,000	\$789,000	\$999,999	126.74%	\$508,000	1.97
9	31 Keep Street UA	TwnEndUn	4	4.1	20	\$1,199,900	\$1,199,900	\$1,199,900	100.00%		
10	31 Keep Street UB	TwnEndUn	4	4.1	1	\$1,199,900	\$1,199,900	\$1,199,900	100.00%		
11	32 Pine Avenue	Colonial	4	2.1	14	\$1,199,000	\$1,199,000	\$1,310,555	109.30%	\$793,800	1.65
12	73 Brittin Street	Colonial	5	3.1	6	\$1,299,000	\$1,299,000	\$1,375,000	105.85%		
13	18 Norman Circle	Colonial	4	2.1	6	\$1,249,000	\$1,249,000	\$1,440,000	115.29%	\$905,600	1.59
14	29 Cross Gates Road	Colonial	4	2.2	16	\$1,500,000	\$1,500,000	\$1,725,000	115.00%	\$1,053,900	1.64
15	43 Midwood Terrace	Colonial	5	3.2	20	\$1,995,000	\$1,995,000	\$1,900,000	95.24%	\$1,500,000	1.27
16	10 Pomeroy Road	Colonial	7	5.1	21	\$2,998,000	\$2,998,000	\$3,010,000	100.40%	\$1,911,100	1.58
AVERAGE					15	\$1,125,725	\$1,119,469	\$1,173,710	105.81%		1.56

"Active" Listings in Madison

Number of Units: 20
 Average List Price: \$1,532,395
 Average Days on Market: 25

"Under Contract" Listings in Madison

Number of Units: 35
 Average List Price: \$1,192,494
 Average Days on Market: 18

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								24
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469								\$1,021,665
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710								\$1,045,207
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%								102.68%
SP to AV	1.39	1.46	1.41	1.61	1.56								1.51
# Units Sold	1	6	16	13	16								52
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24								2.18
Active Listings	19	17	16	21	20								19
Under Contracts	16	28	30	31	35								28

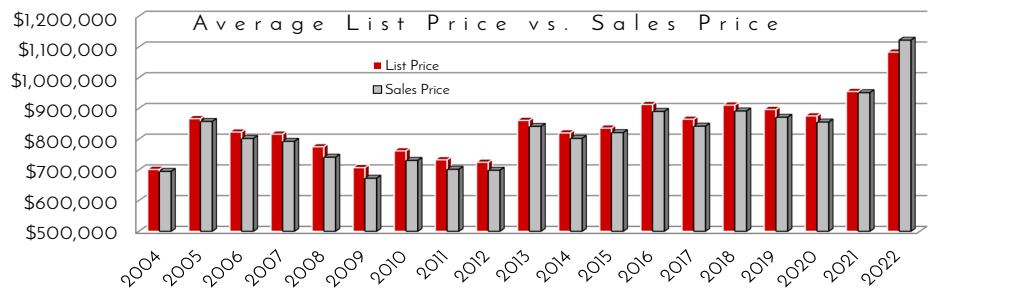
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	24	1.22%
Sales Price	\$1,132,189	\$1,045,207	-7.68%
LP:SP	103.48%	102.68%	-0.77%
SP:AV	1.41	1.51	7.31%



YTD	2022	2023	% Change
# Units Sold	69	52	-24.64%
Rate of Ab 3 mo	0.94	2.18	133.12%
Actives	10	19	82.35%
Under Contracts	30	28	-5.41%

Madison Yearly Market Trends

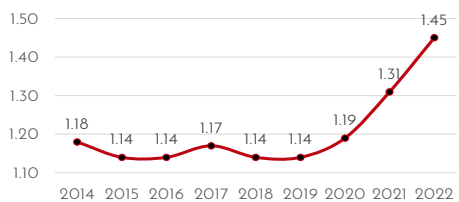


Madison Yearly Market Trends

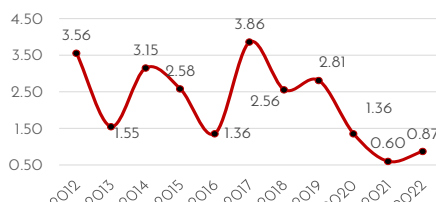


Year	LP	SP
2004	\$701,747	\$694,880
2005	\$866,516	\$857,456
2006	\$822,890	\$802,082
2007	\$816,037	\$774,941
2008	\$774,941	\$707,123
2009	\$732,567	\$672,659
2010	\$761,644	\$730,674
2011	\$724,564	\$701,750
2012	\$724,564	\$698,551
2013	\$860,863	\$841,302
2014	\$820,102	\$802,362
2015	\$835,729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

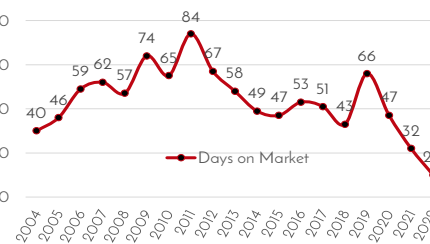
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

