

Madison

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	42 K Loantaka Way	MultiFlr	2	1.0	62	\$474,900	\$474,900	\$460,000	96.86%		
2	1 Pine Tree Terrace	Split Level	3	2.1	11	\$599,000	\$599,000	\$605,000	101.00%	\$515,100	1.17
3	10 Fen Court	CapeCod	4	2.0	13	\$539,000	\$539,000	\$631,000	117.07%	\$434,100	1.45
4	56 Shadylawn Drive	CapeCod	3	2.0	12	\$639,900	\$639,900	\$650,000	101.58%	\$435,900	1.49
5	62 Ridgedale Avenue	Colonial	3	2.2	27	\$725,000	\$725,000	\$766,000	105.66%		
6	71 Green Village Road	Colonial	3	2.1	1	\$799,000	\$799,000	\$799,000	100.00%	\$685,500	1.17
7	2 Loantaka Terrace	Bi-Level	4	3.0	63	\$899,000	\$799,000	\$820,000	102.63%	\$508,100	1.61
8	91 Brittin Street	RanchExp	5	3.1	22	\$869,000	\$869,000	\$867,000	99.77%	\$571,400	1.52
9	58 Lathrop Avenue	Colonial	5	4.1	28	\$1,399,000	\$1,399,000	\$1,375,000	98.28%	\$819,000	1.68
AVERAGE					26	\$771,533	\$760,422	\$774,778	102.54%		1.44

"Active" Listings in Madison

Number of Units: 21
 Average List Price: \$1,003,439
 Average Days on Market: 44

"Under Contract" Listings in Madison

Number of Units: 18
 Average List Price: \$1,165,594
 Average Days on Market: 29

Madison 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24	33	15	29	18	12	16	17	19	26			20
List Price	\$899,068	\$1,230,846	\$1,123,667	\$1,132,863	\$1,072,600	\$1,006,869	\$1,567,090	\$1,108,053	\$1,010,456	\$760,422			\$1,092,712
Sales Price	\$896,090	\$1,201,923	\$1,135,167	\$1,216,070	\$1,136,444	\$1,109,894	\$1,672,400	\$1,124,084	\$1,046,536	\$774,778			\$1,135,831
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%	109.25%	107.23%	101.63%	103.65%	102.54%			104.16%
SP to AV	1.26	1.39	1.36	1.44	1.49	1.58	1.55	1.45	1.46	1.44			1.45
# Units Sold	10	13	12	16	18	16	10	17	14	9			135
3 Mo Rate of Ab	0.85	1.14	0.90	0.53	1.26	1.44	1.53	1.36	1.54	1.61			1.22
Active Listings	10	11	8	6	16	28	21	18	19	21			16
Under Contracts	22	27	34	35	30	26	28	21	20	18			26

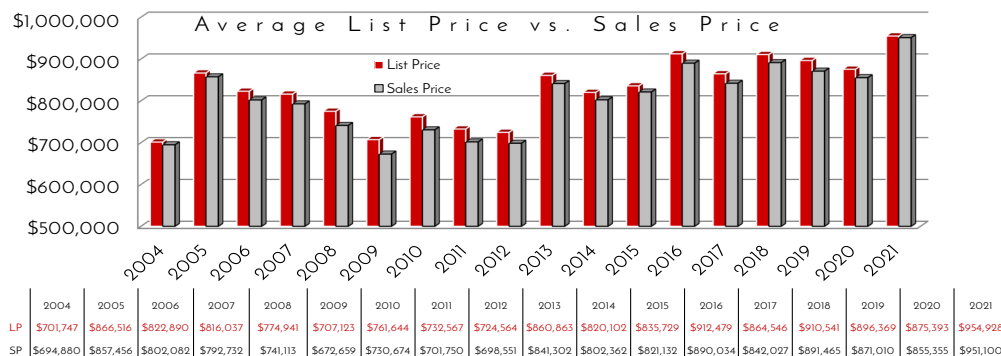
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	20	-36.69%
Sales Price	\$986,506	\$1,135,831	15.14%
LP:SP	100.28%	104.16%	3.88%
SP:AV	1.32	1.45	9.85%

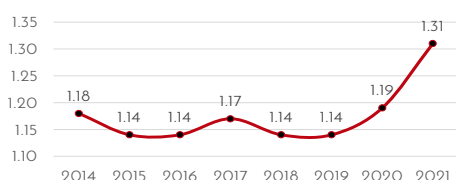


YTD	2021	2022	% Change
# Units Sold	163	135	-17.18%
Rate of Ab 3 mo	1.38	1.61	16.67%
Actives	21	21	0.00%
Under Contracts	29	18	-37.93%

Madison Yearly Market Trends



Sales Price to Assessed Value Ratio



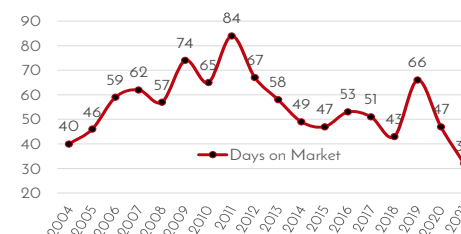
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

