

Madison

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	180 Windsor Place	TwnIntUn	2	2.1	10	\$579,000	\$579,000	\$600,000	103.63%	\$475,700	1.26
2	145 Kingston Court	TwnEndUn	3	2.1	16	\$525,000	\$525,000	\$603,000	114.86%	\$479,100	1.26
3	2 Lynwood Place	Ranch	3	3.0	17	\$649,999	\$649,999	\$655,000	100.77%	\$524,300	1.25
4	1 Cedar Avenue	Split Level	4	2.0	10	\$725,000	\$725,000	\$725,000	100.00%	\$459,500	1.58
5	33 Rosedale Avenue	Split Level	5	2.1	14	\$724,900	\$724,900	\$743,000	102.50%	\$532,200	1.40
6	128 Greenwood Avenue	Colonial	4	1.0	1	\$719,000	\$719,000	\$750,000	104.31%	\$556,700	1.35
7	60 Shadylawn Drive	CapeCod	3	3.0	9	\$649,900	\$649,900	\$755,000	116.17%	\$410,100	1.84
8	27 Canterbury Road	Contemp	3	2.0	22	\$739,000	\$739,000	\$797,000	107.85%	\$503,500	1.58
9	21 Lorraine Road	Colonial	4	2.1	13	\$849,000	\$849,000	\$870,000	102.47%	\$613,800	1.42
10	25 Ridgedale Avenue U12	OneFloor	3	2.1	133	\$1,195,000	\$1,095,000	\$999,999	91.32%	\$752,000	1.33
11	11 Strickland Place	Victorian	4	2.1	8	\$989,000	\$989,000	\$1,100,000	111.22%	\$685,600	1.60
12	28 W End Avenue	Colonial	4	3.1	10	\$995,000	\$995,000	\$1,195,000	120.10%	\$684,900	1.74
13	2 Loantaka Way	Colonial	4	3.1	11	\$990,000	\$990,000	\$1,200,000	121.21%	\$720,800	1.66
14	8 Baumgartner Drive	Colonial	4	3.1	8	\$1,189,000	\$1,189,000	\$1,264,000	106.31%	\$857,700	1.47
15	25 Holden Lane	Custom	4	3.0	12	\$1,289,000	\$1,289,000	\$1,509,000	117.07%	\$987,500	1.53
16	312 Woodland Road	Custom	5	4.0	20	\$1,399,000	\$1,399,000	\$1,650,000	117.94%	\$908,900	1.82
17	4 Beverly Road	Colonial	5	4.1	1	\$2,350,000	\$2,350,000	\$2,350,000	100.00%	\$1,651,300	1.42
18	89 Green Avenue	Colonial	6	6.1	1	\$2,850,000	\$2,850,000	\$2,690,000	94.39%	\$1,978,800	1.36
AVERAGE					18	\$1,078,156	\$1,072,600	\$1,136,444	107.34%		1.49

"Active" Listings in Madison

Number of Units: 16
Average List Price: \$1,220,625
Average Days on Market: 29

"Under Contract" Listings in Madison

Number of Units: 30
Average List Price: \$1,233,927
Average Days on Market: 17

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								23
List Price	\$899,068	\$1,230,846	\$1,123,667	\$1,132,863	\$1,072,600								\$1,100,120
Sales Price	\$896,090	\$1,201,923	\$1,135,167	\$1,216,070	\$1,136,444								\$1,132,189
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%								103.48%
SP to AV	1.26	1.39	1.36	1.44	1.49								1.41
# Units Sold	10	13	12	16	18								69
3 Mo Rate of Ab	0.85	1.14	0.90	0.53	1.26								0.94
Active Listings	10	11	8	6	16								10
Under Contracts	22	27	34	35	30								30

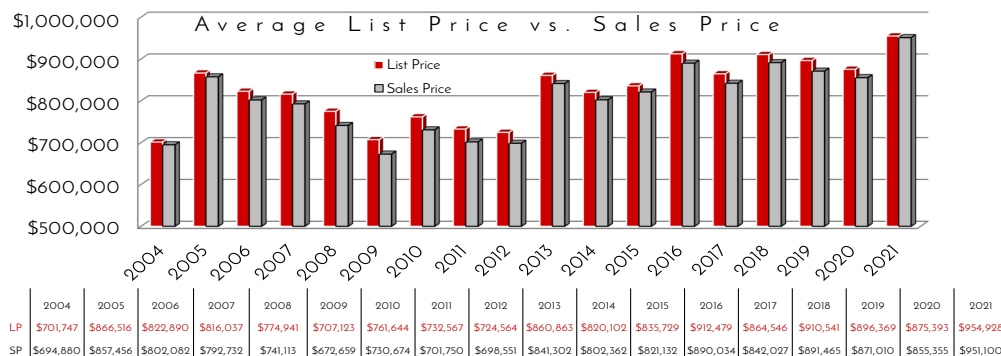
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	33	23	-29.23%
Sales Price	\$1,009,612	\$1,132,189	12.14%
LP:SP	100.38%	103.48%	3.09%
SP:AV	1.32	1.41	6.96%

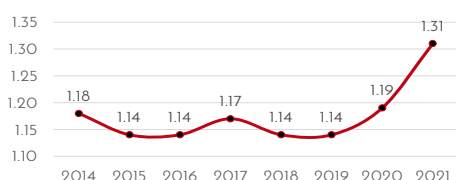


YTD	2021	2022	% Change
# Units Sold	65	69	6.15%
Rate of Ab 3 mo	1.66	1.26	-24.10%
Actives	26	16	-38.46%
Under Contracts	50	30	-40.00%

Madison Yearly Market Trends



Sales Price to Assessed Value Ratio



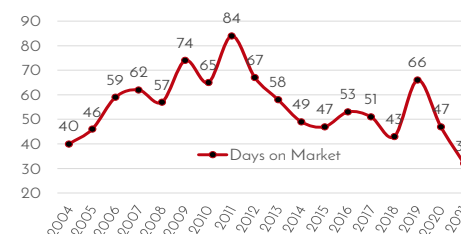
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

