



Madison

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Ridgedale Avenue	Custom	3	2.1	200	\$999,000	\$999,000	\$999,000	100.00%		
2	21 Green Village Road	Colonial	4	0.2	12	\$899,000	\$899,000	\$1,125,000	125.14%	\$637,600	1.76
3	8 Fox Chase Road	Custom	6	4.1	126	\$2,299,000	\$2,299,000	\$2,299,000	100.00%		
4	6 Brannick Drive	Colonial	5	3.2	1	\$2,300,000	\$2,300,000	\$2,300,000	100.00%	\$1,360,700	1.69
AVERAGE					85	\$1,624,250	\$1,624,250	\$1,680,750	106.28%		1.73

Active Listings in Madison

Number of Units: 7
 Average List Price: \$1,456,857
 Average Days on Market: 55

Under Contract Listings in Madison

Number of Units: 18
 Average List Price: \$1,218,667
 Average Days on Market: 35

Madison 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27	85											50
List Price	\$737,083	\$1,624,250											\$1,091,950
Sales Price	\$734,333	\$1,680,750											\$1,112,900
SP:LP%	99.54%	106.28%											102.24%
SP to AV	1.37	1.73											1.49
# Units Sold	6	4											10
3 Mo Rate of Ab	0.96	1.17											1.07
Active Listings	6	7											7
Under Contracts	10	18											14

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	50.4	50.1	-0.65%
Sales Price	\$1,314,143	\$1,112,900	-15.31%
LP:SP	101.45%	102.24%	0.78%
SP:AV	1.44	1.49	3.50%



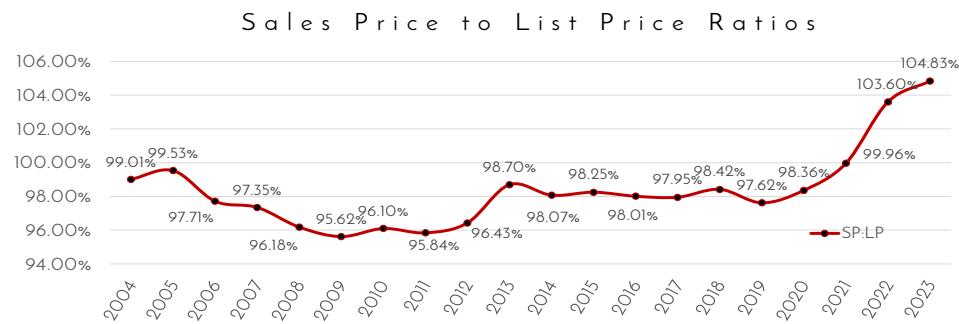
YTD	2023	2024	% Change
# Units Sold	7	10	42.86%
Rate of Ab 3 mo	2.77	1.07	-61.55%
Actives	18	7	-61.11%
Under Contracts	22	18	-18.18%

Madison Yearly Market Trends

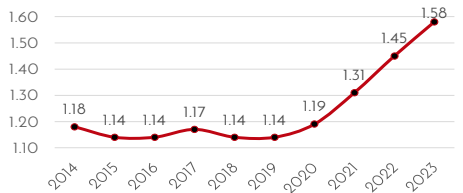


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083,105	\$1,070,006
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,351	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$853,355	\$951,100	\$1,121,801	\$1,149,429

Madison Yearly Market Trends



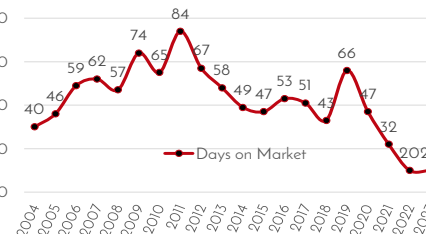
Sales Price to Assessed Value Ratio



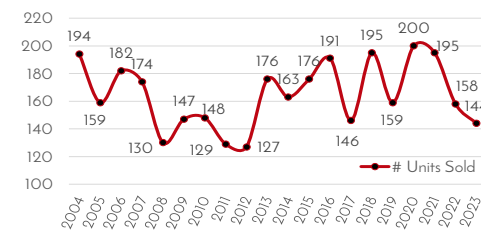
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2013 Madison Tax Re Evaluation

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.