

Madison

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Orchard Street	TwnIntUn	2	1.1	43	\$529,000	\$529,000	\$525,000	99.24%	\$361,600	1.45
2	3 Kinney Street	CapeCod	3	2.0	24	\$599,000	\$599,000	\$670,000	111.85%	\$373,200	1.80
3	31 Chelsea Court	TwnEndUn	3	2.1	10	\$679,000	\$679,000	\$726,000	106.92%	\$478,600	1.52
4	14 Loveland Street	Custom	3	2.2	14	\$695,000	\$695,000	\$770,000	110.79%	\$410,800	1.87
5	58 Park Avenue	Victrian	5	2.0	29	\$790,000	\$790,000	\$800,000	101.27%	\$439,800	1.82
6	48 Canterbury Road	SplitLev	3	1.1	15	\$749,000	\$749,000	\$800,000	106.81%	\$518,500	1.54
7	6 Amelia Court	MultiFlr	3	2.1	15	\$845,000	\$845,000	\$925,000	109.47%	\$577,300	1.60
8	24 Dean Street	Colonial	4	2.1	16	\$1,068,000	\$1,068,000	\$1,075,000	100.66%	\$547,200	1.96
9	15 Alexander Avenue	Colonial	5	3.1	24	\$1,800,000	\$1,800,000	\$1,800,000	100.00%	\$786,200	2.29
10	38 East Lane	Colonial	4	2.1	14	\$1,425,000	\$1,425,000	\$1,900,000	133.33%	\$1,232,300	1.54
11	5 Hillcrest Road	Colonial	5	3.3	20	\$1,750,000	\$1,750,000	\$1,980,000	113.14%	\$996,600	1.99
12	26 Wyndehurst Drive	Colonial	5	5.1	95	\$2,590,000	\$2,590,000	\$2,400,000	92.66%	\$1,775,000	1.35
13	55 Green Village Road	Colonial	6	3.2	10	\$2,445,000	\$2,445,000	\$2,500,000	102.25%	\$1,747,200	1.43
AVERAGE					25	\$1,228,000	\$1,228,000	\$1,297,769	106.80%		1.71

"Active" Listings in Madison

Number of Units: 13
 Average List Price: \$1,501,146
 Average Days on Market: 37

"Under Contract" Listings in Madison

Number of Units: 28
 Average List Price: \$1,203,100
 Average Days on Market: 36

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	60	15	25	25							34
List Price	\$737,083	\$1,624,250	\$1,072,625	\$1,294,111	\$1,462,000	\$1,228,000							\$1,225,156
Sales Price	\$734,333	\$1,680,750	\$1,129,813	\$1,434,068	\$1,557,375	\$1,297,769							\$1,300,086
SP:LP%	99.54%	106.28%	104.23%	111.51%	109.45%	106.80%							106.75%
SP to AV	1.37	1.73	1.42	1.61	1.66	1.71							1.60
# Units Sold	6	4	8	9	8	13							48
3 Mo Rate of Ab	0.96	1.17	1.83	2.69	2.50	1.45							1.77
Active Listings	6	7	10	14	17	13							11
Under Contracts	10	18	14	22	30	28							20

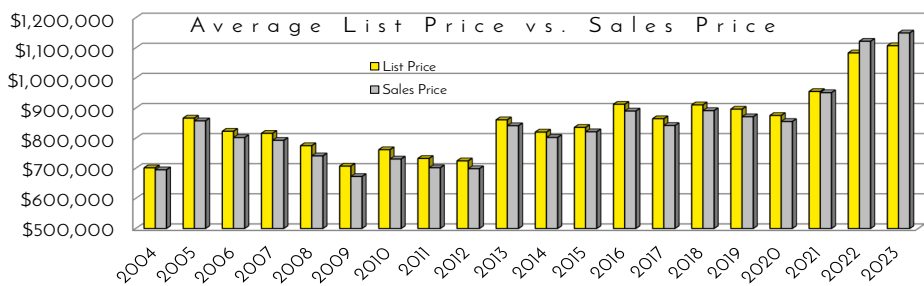
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	22	34	53.26%
Sales Price	\$1,112,230	\$1,300,086	16.89%
LP:SP	104.10%	106.75%	2.54%
SP:AV	1.54	1.60	3.79%



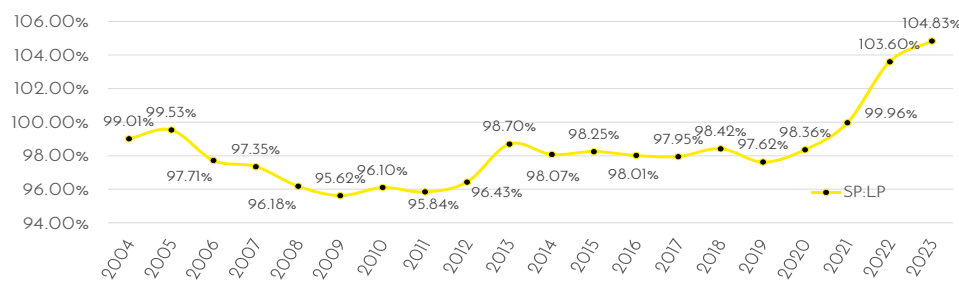
YTD	2023	2024	% Change
# Units Sold	71	48	-32.39%
Rate of Ab 3 mo	2.05	1.77	-13.89%
Actives	19	11	-40.18%
Under Contracts	29	20	-29.48%

Madison Yearly Market Trends



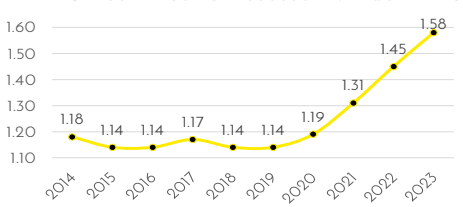
Madison Yearly Market Trends

Sales Price to List Price Ratios

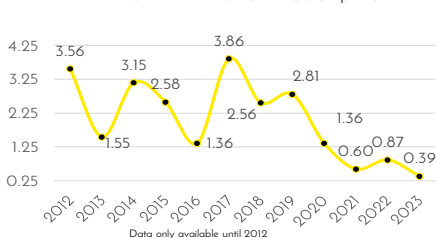


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$675,393	\$954,928	\$1083,105	\$1107,006
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$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	\$1121,801	\$1149,429

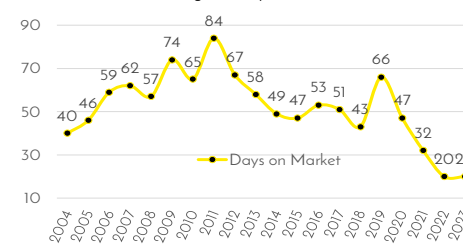
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

