

Madison

April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	76 Park Avenue	Colonial	3	1.1	18	\$499,900	\$499,900	\$470,000	94.02%	\$352,100	1.33
2	3 Parkside Avenue	CapeCod	3	1.0	202	\$524,900	\$524,900	\$525,000	100.02%	\$466,600	1.13
3	74 Shadylawn Drive	CapeCod	2	2.0	57	\$499,000	\$499,000	\$530,000	106.21%	\$406,400	1.30
4	208 Loantaka Way	Colonial	3	2.1	14	\$499,000	\$499,000	\$530,000	106.21%	\$444,300	1.19
5	134 Kingston Court	TwnIntUn	2	2.1	7	\$475,000	\$475,000	\$555,000	116.84%	\$412,600	1.35
6	152 Leeds Court	TwnIntUn	2	2.1	8	\$575,000	\$575,000	\$610,000	106.09%	\$434,500	1.40
7	9 Amelia Court	TwnEndUn	3	2.1	7	\$725,000	\$725,000	\$792,000	109.24%	\$551,100	1.44
8	33 Green Village Road	OneFloor	2	2.0	46	\$929,000	\$899,000	\$875,000	97.33%	\$635,900	1.38
9	9 Laurel Way	Split Level	5	3.1	8	\$949,000	\$949,000	\$949,000	100.00%	\$664,400	1.43
10	73 Glenwild Road	Split Level	4	2.1	16	\$1,100,000	\$1,100,000	\$1,323,113	120.28%	\$704,900	1.88
11	24 Cross Gates Road	Custom	4	3.2	15	\$1,359,000	\$1,359,000	\$1,372,000	100.96%	\$996,000	1.38
12	25 Valley Road	Colonial	5	4.2	7	\$1,525,000	\$1,525,000	\$1,626,000	106.62%	\$1,098,500	1.48
13	375 Woodland Road	Colonial	6	5.1	15	\$1,699,000	\$1,699,000	\$1,750,000	103.00%		
14	15 Hillside Avenue	Colonial	7	5.1	14	\$2,299,000	\$2,299,000	\$2,400,000	104.39%	\$1,482,600	1.62
15	37 Broadview Avenue	Colonial	4	4.1	8	\$2,199,000	\$2,199,000	\$2,550,000	115.96%	\$1,522,700	1.67
16	8 Beverly Road	Colonial	6	4.1	14	\$2,299,000	\$2,299,000	\$2,600,000	113.09%	\$1,670,800	1.56
AVERAGE					29	\$1,134,738	\$1,132,863	\$1,216,070	106.27%		1.44

"Active" Listings in Madison

Number of Units: 6
 Average List Price: \$1,006,317
 Average Days on Market: 26

"Under Contract" Listings in Madison

Number of Units: 35
 Average List Price: \$1,144,363
 Average Days on Market: 19

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									26
List Price	\$899,068	\$1,230,846	\$1,123,667	\$1,132,863									\$1,109,833
Sales Price	\$896,090	\$1,201,923	\$1,135,167	\$1,216,070									\$1,130,687
SP:LP%	98.15%	101.08%	101.01%	106.27%									102.11%
SP to AV	1.26	1.39	1.36	1.44									1.37
# Units Sold	10	13	12	16									51
3 Mo Rate of Ab	0.85	1.14	0.90	0.53									0.86
Active Listings	10	11	8	6									9
Under Contracts	22	27	34	35									30

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	39	26	-33.79%
Sales Price	\$974,560	\$1,130,687	16.02%
LP:SP	99.21%	102.11%	2.93%
SP:AV	1.29	1.37	6.23%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

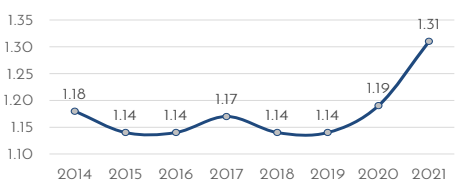
YTD	2021	2022	% Change
# Units Sold	46	51	10.87%
Rate of Ab 3 mo	2.53	0.53	-79.05%
Actives	29	6	-79.31%
Under Contracts	47	35	-25.53%

Madison Yearly Market Trends

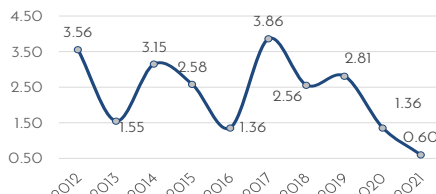


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$761,644	\$732,567	\$724,564	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928
SP	\$694,880	\$857,456	\$802,082	\$774,941	\$707,123	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,332	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100

Sales Price to Assessed Value Ratio



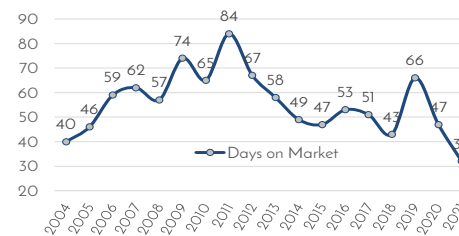
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

