

# Madison

## August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	260 Oxford Court	TwnIntUn	3	2.1	14	\$605,000	\$605,000	\$610,000	100.83%	\$498,700	1.22
2	251 Plymouth Court	TwnIntUn	2	2.1	10	\$579,000	\$588,000	\$617,649	105.04%	\$427,300	1.45
3	25 Ridgedale Avenue	OneFloor	2	2.0	45	\$724,000	\$709,000	\$660,000	93.09%	\$538,100	1.23
4	10 Brooklake Road	Custom	3	2.0	14	\$649,000	\$649,000	\$665,000	102.47%	\$373,600	1.78
5	13 Union Avenue	Ranch	3	3.0	24	\$699,999	\$699,999	\$698,000	99.71%	\$502,600	1.39
6	25 Ridgedale Avenue	OneFloor	2	2.0	9	\$725,000	\$725,000	\$700,000	96.55%	\$580,000	1.21
7	23 Maple Avenue	Colonial	5	2.0	1	\$725,000	\$725,000	\$725,000	100.00%	\$744,100	0.97
8	228 Norwich Court	TwnIntUn	3	2.1	19	\$729,900	\$729,900	\$735,000	100.70%	\$485,000	1.52
9	15 Canterbury Road	Custom	3	2.0	8	\$750,000	\$750,000	\$777,778	103.70%	\$488,600	1.59
10	23 Hoyt Street	Colonial	3	4.0	16	\$859,000	\$859,000	\$869,000	101.16%	\$601,700	1.44
11	60 Valley Road	CapeCod	4	2.0	13	\$799,000	\$799,000	\$980,000	122.65%	\$581,000	1.69
12	33 Green Village Road	MultiFlr	3	3.0	58	\$1,249,000	\$1,099,000	\$1,050,000	95.54%	\$869,800	1.21
13	29 Valley Road	Colonial	4	2.1	15	\$1,199,000	\$1,199,000	\$1,225,000	102.17%	\$615,800	1.99
14	14 Drew Place	Colonial	4	3.1	20	\$1,380,000	\$1,380,000	\$1,342,000	97.25%	\$975,000	1.38
15	14 East Lane	Colonial	4	3.2	8	\$1,795,000	\$1,795,000	\$1,875,000	104.46%	\$1,239,700	1.51
16	3 Shepherd Lane	Colonial	7	6.1	8	\$2,275,000	\$2,275,000	\$2,330,000	102.42%	\$1,600,000	1.46
17	254 Woodland Road	Colonial	6	5.1	8	\$3,250,000	\$3,250,000	\$3,250,000	100.00%	\$2,072,400	1.57
AVERAGE					17	\$1,117,229	\$1,108,053	\$1,124,084	101.63%		1.45

### "Active" Listings in Madison

Number of Units: 18  
 Average List Price: \$830,144  
 Average Days on Market: 48

### "Under Contract" Listings in Madison

Number of Units: 21  
 Average List Price: \$1,094,233  
 Average Days on Market: 28

# 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					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					\$1,129,696
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					\$1,176,007
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%	109.25%	107.23%	101.63%					104.36%
SP to AV	1.26	1.39	1.36	1.44	1.49	1.58	1.55	1.45					1.45
# Units Sold	10	13	12	16	18	16	10	17					112
3 Mo Rate of Ab	0.85	1.14	0.90	0.53	1.26	1.44	1.53	1.36					1.13
Active Listings	10	11	8	6	16	28	21	18					15
Under Contracts	22	27	34	35	30	26	28	21					28

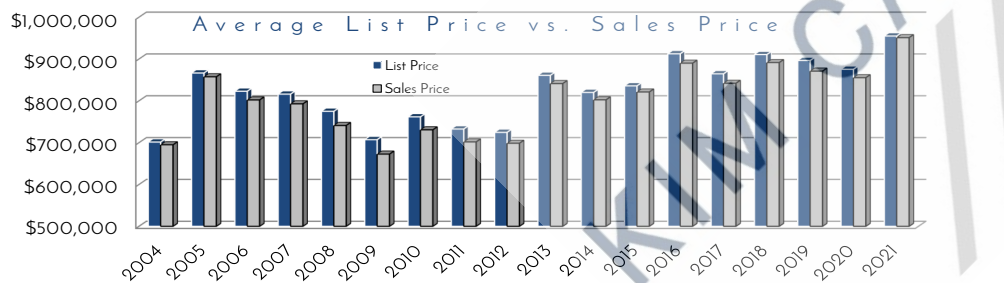
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	31	20	-34.29%
Sales Price	\$1,012,142	\$1,176,007	16.19%
LP:SP	100.61%	104.36%	3.72%
SP:AV	1.32	1.45	10.33%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

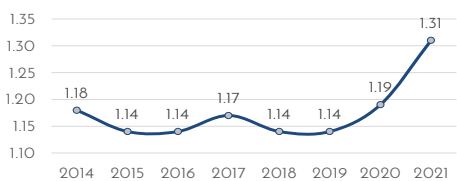
YTD	2021	2022	% Change
# Units Sold	140	112	-20.00%
Rate of Ab 3 mo	0.69	1.36	97.10%
Actives	17	18	5.88%
Under Contracts	26	21	-19.23%

## Madison Yearly Market Trends

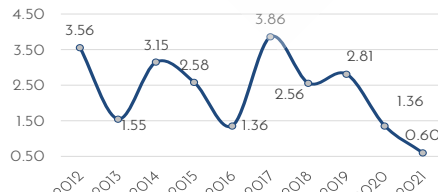


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928
SP	\$694,880	\$857,456	\$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

### Sales Price to Assessed Value Ratio

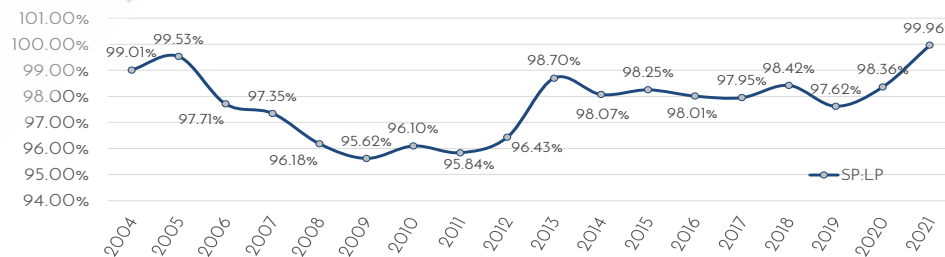


### 12Month Rate of Absorption

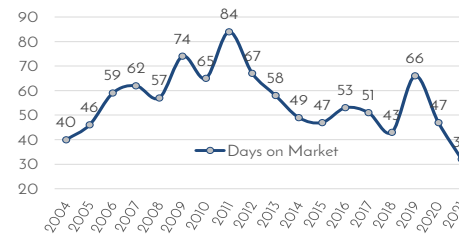


## Madison Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

