

Madison

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 E Loantaka Way	OneFloor	2	1.0	43	\$474,900	\$474,900	\$460,000	96.86%		
2	34F Loantaka Way	TwnIntUn	2	1.1	77	\$499,900	\$499,900	\$476,250	95.27%		
3	7 Rosewood Drive	Ranch	3	2.0	5	\$599,999	\$599,999	\$656,000	109.33%	\$470,300	1.39
4	26 Rose Avenue	Colonial	3	2.1	28	\$799,999	\$799,999	\$740,000	92.50%	\$674,100	1.10
5	51 Prospect Street	Colonial	3	2.0	8	\$699,000	\$699,000	\$818,500	117.10%	\$642,200	1.27
6	58 Fairview Avenue	Split Level	4	3.1	14	\$995,000	\$995,000	\$995,000	100.00%	\$540,300	1.84
7	15 Baumgartner Drive	Colonial	5	3.1	13	\$1,099,000	\$1,099,000	\$1,150,000	104.64%	\$861,700	1.33
8	22 Hillcrest Road	Colonial	5	4.0	29	\$1,350,000	\$1,275,000	\$1,225,000	96.08%	\$1,076,500	1.14
9	60 Green Avenue	Victorian	6	3.1	85	\$1,690,000	\$1,390,000	\$1,350,000	97.12%	\$782,100	1.73
10	16 Woodcliff Drive	Colonial	4	3.2	76	\$1,625,000	\$1,449,000	\$1,425,000	98.34%	\$1,025,100	1.39
11	43 Knollwood Avenue	Colonial	4	2.1	23	\$1,199,000	\$1,199,000	\$1,431,000	119.35%	\$745,100	1.92
12	15 East Lane	Custom	7	5.1	11	\$2,499,000	\$2,499,000	\$2,825,000	113.05%	\$1,680,400	1.68
AVERAGE					34	\$1,127,567	\$1,081,650	\$1,129,313	103.30%		1.48

"Active" Listings in Madison

Number of Units: 11
 Average List Price: \$817,600
 Average Days on Market: 64

"Under Contract" Listings in Madison

Number of Units: 9
 Average List Price: \$1,302,367
 Average Days on Market: 39

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	19	26	31	34	22
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	\$1,010,456	\$760,422	\$966,791	\$1,081,650	\$1,083,105
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	\$1,046,536	\$774,778	\$941,409	\$1,129,313	\$1,121,801
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%	109.25%	107.23%	101.63%	103.65%	102.54%	96.99%	103.30%	103.60%
SP to AV	1.26	1.39	1.36	1.44	1.49	1.58	1.55	1.45	1.46	1.44	1.40	1.48	1.45
# Units Sold	10	13	12	16	18	16	10	17	14	9	11	12	158
3 Mo Rate of Ab	0.85	1.14	0.90	0.53	1.26	1.44	1.53	1.36	1.54	1.61	1.15	1.06	1.20
Active Listings	10	11	8	6	16	28	21	18	19	21	14	11	15
Under Contracts	22	27	34	35	30	26	28	21	20	18	18	9	24

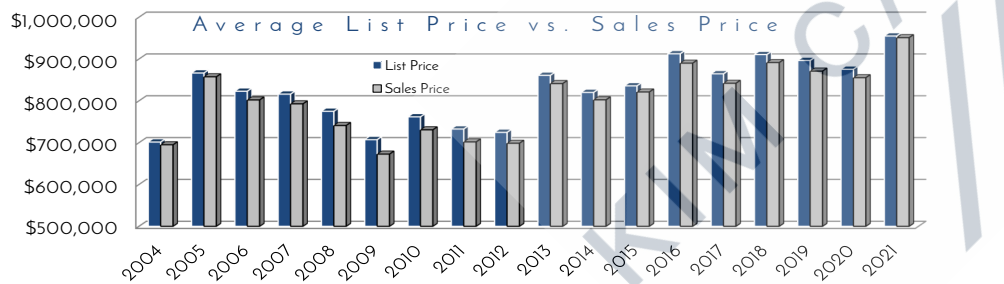
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	22	-29.96%
Sales Price	\$951,100	\$1,121,801	17.95%
LP:SP	99.96%	103.60%	3.64%
SP:AV	1.31	1.45	10.81%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

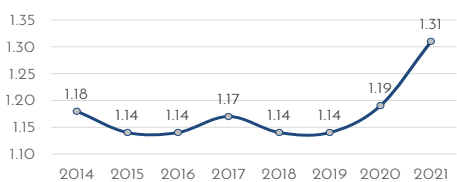
YTD	2021	2022	% Change
# Units Sold	195	158	-18.97%
Rate of Ab 3 mo	1.46	1.20	-17.81%
Actives	25	15	-40.00%
Under Contracts	29	24	-17.24%

Madison Yearly Market Trends

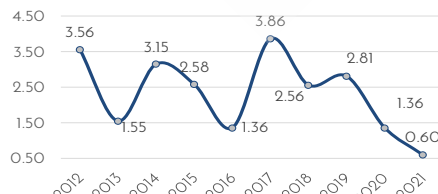


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928
SP	\$694,880	\$857,456	\$802,082	\$779,732	\$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

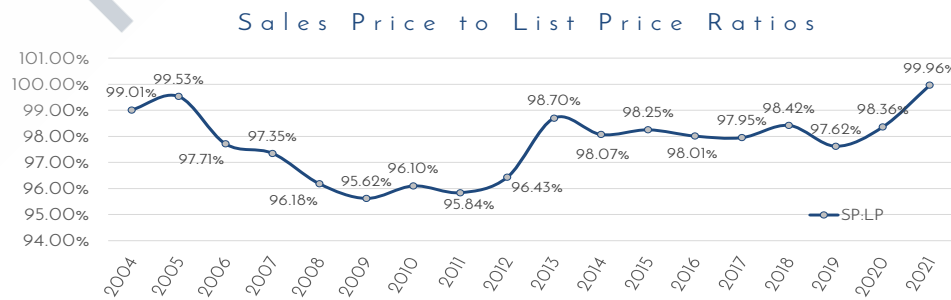
Sales Price to Assessed Value Ratio



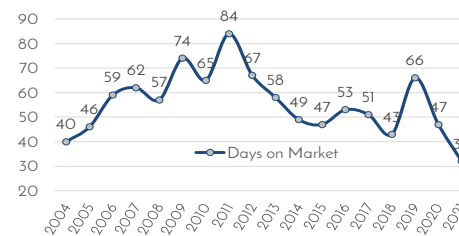
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

