

Madison

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Elmer Streetv#3A	OneFloor	1	1.1	10	\$399,000	\$399,000	\$403,000	101.00%	\$286,900	1.40
2	28 Rosedale Avenue	Ranch	2	1.0	9	\$495,000	\$495,000	\$525,000	106.06%	\$404,100	1.30
3	34 Kensington Road	CapeCod	4	2.0	8	\$550,000	\$550,000	\$629,000	114.36%	\$446,700	1.41
4	47 Brittin Street	Colonial	3	2.0	13	\$625,000	\$625,000	\$658,000	105.28%	\$425,000	1.55
5	1 Bardon Street	CapeCod	4	3.0	78	\$649,000	\$649,000	\$685,000	105.55%	\$523,300	1.31
6	35 Seven Oaks Circle	Split Level	4	2.1	24	\$705,000	\$705,000	\$705,000	100.00%	\$511,100	1.38
7	72 Shadylawn Drive	Custom	3	3.1	11	\$779,000	\$779,000	\$795,000	102.05%	\$493,100	1.61
8	33 Green Village Road	OneFloor	2	2.0	25	\$910,000	\$910,000	\$910,000	100.00%	\$619,000	1.47
9	260 Kings Road	Colonial	5	3.1	65	\$1,450,000	\$1,399,000	\$1,370,000	97.93%		
10	38 Sherwood Avenue	Colonial	6	4.1	1	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$1,080,900	1.43
11	59 Union Hill Road	Colonial	7	5.1	14	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	\$1,250,500	1.44
12	24 Dellwood Drive	Colonial	5	4.2	93	\$2,850,000	\$2,850,000	\$2,500,000	87.72%	\$2,194,100	1.14
13	82 Prospect Street	Victorian	6	5.3	78	\$3,295,000	\$3,295,000	\$3,100,000	94.08%	\$2,467,800	1.26
AVERAGE					33	\$1,234,769	\$1,230,846	\$1,201,923	101.08%		1.39

"Active" Listings in Madison

Number of Units: 11
 Average List Price: \$1,200,536
 Average Days on Market: 24

"Under Contract" Listings in Madison

Number of Units: 27
 Average List Price: \$1,174,252
 Average Days on Market: 26

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											29
List Price	\$899,068	\$1,230,846											\$1,086,595
Sales Price	\$896,090	\$1,201,923											\$1,068,952
SP:LP%	98.15%	101.08%											99.80%
SP to AV	1.26	1.39											1.34
# Units Sold	10	13											23
3 Mo Rate of Ab	0.85	1.14											1.00
Active Listings	10	11											11
Under Contracts	22	27											25

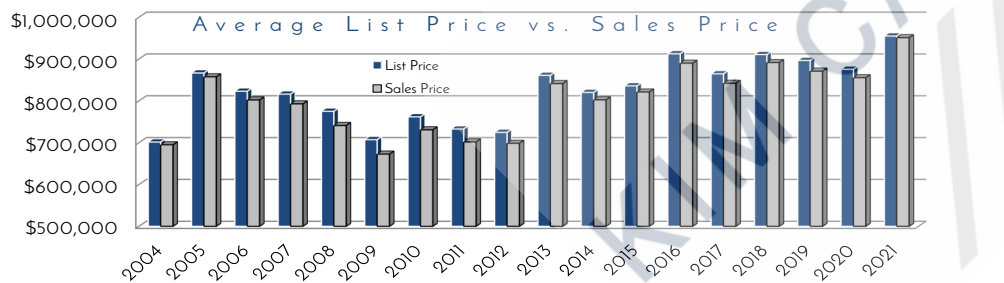
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	47	29	-38.28%
Sales Price	\$935,134	\$1,068,952	14.31%
LP:SP	97.71%	99.80%	2.15%
SP:AV	1.20	1.34	11.60%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

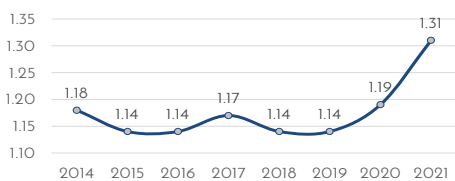
YTD	2021	2022	% Change
# Units Sold	18	23	27.78%
Rate of Ab 3 mo	1.73	1.14	-34.10%
Actives	18	11	-38.89%
Under Contracts	28	27	-3.57%

Madison Yearly Market Trends

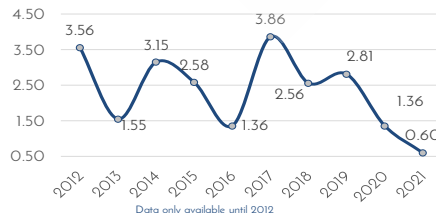


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100
SP	\$694,880	\$857,456	\$802,082	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$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



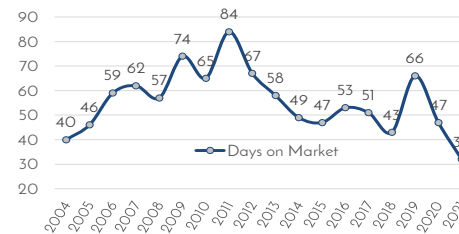
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

