

Madison

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	23 Spring Garden Drive	Split Level	4	2.1	6	\$754,900	\$754,900	\$816,000	108.09%	\$549,900	1.48
2	30 Station Road	Split Level	5	3.1	18	\$899,000	\$899,000	\$1,070,000	119.02%	\$563,800	1.90
3	14 Ardsleigh Drive	Colonial	4	2.1	19	\$1,100,000	\$1,100,000	\$1,161,000	105.55%	\$686,100	1.69
4	100 Shunpike Road	Colonial	6	3.1	13	\$1,299,000	\$1,299,000	\$1,225,000	94.30%	\$1,039,900	1.18
5	18 Noe Avenue	Custom	5	2.1	11	\$1,400,000	\$1,400,000	\$1,565,000	111.79%	\$1,145,800	1.37
6	185 Ridgedale Avenue	Colonial	5	5.1	8	\$1,675,000	\$1,675,000	\$1,675,000	100.00%	\$1,033,500	1.62
7	52 Union Hill Road	Colonial	5	3.2	15	\$1,795,000	\$1,795,000	\$1,950,000	108.64%	\$1,185,100	1.65
8	8 Harwood Drive	Colonial	5	3.0	10	\$1,699,000	\$1,699,000	\$1,952,000	114.89%	\$1,430,100	1.36
9	70 Samson Avenue	Colonial	6	3.2	45	\$2,450,000	\$2,450,000	\$2,450,000	100.00%	\$1,450,000	1.69
10	46 Pomeroy Road	Colonial	7	7.1	13	\$2,599,000	\$2,599,000	\$2,860,000	110.04%	\$1,868,000	1.53
AVERAGE					16	\$1,567,090	\$1,567,090	\$1,672,400	107.23%		1.55

"Active" Listings in Madison

Number of Units: 21
 Average List Price: \$911,904
 Average Days on Market: 38

"Under Contract" Listings in Madison

Number of Units: 28
 Average List Price: \$1,029,711
 Average Days on Market: 22

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						21
List Price	\$899,068	\$1,230,846	\$1,123,667	\$1,132,863	\$1,072,600	\$1,006,869	\$1,567,090						\$1,133,569
Sales Price	\$896,090	\$1,201,923	\$1,135,167	\$1,216,070	\$1,136,444	\$1,109,894	\$1,672,400						\$1,185,298
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%	109.25%	107.23%						104.84%
SP to AV	1.26	1.39	1.36	1.44	1.49	1.58	1.55						1.45
# Units Sold	10	13	12	16	18	16	10						95
3 Mo Rate of Ab	0.85	1.14	0.90	0.53	1.26	1.44	1.53						1.09
Active Listings	10	11	8	6	16	28	21						14
Under Contracts	22	27	34	35	30	26	28						29

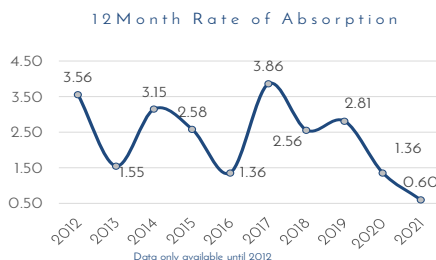
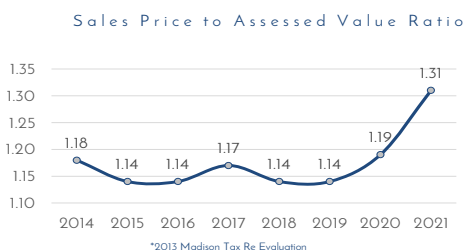
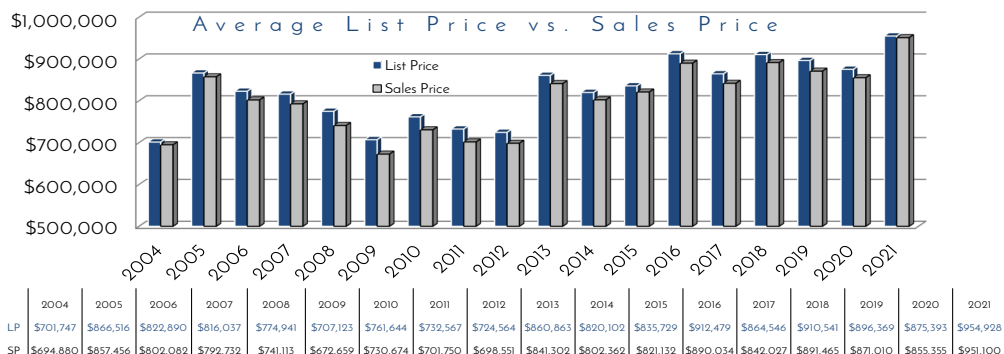
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	21	-34.77%
Sales Price	\$1,017,251	\$1,185,298	16.52%
LP:SP	100.45%	104.84%	4.38%
SP:AV	1.31	1.45	11.01%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	114	95	-16.67%
Rate of Ab 3 mo	1.26	1.53	21.43%
Actives	28	21	-25.00%
Under Contracts	35	28	-20.00%

Madison Yearly Market Trends



Madison Yearly Market Trends

