

Madison

June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	365 Woodland Road	CapeCod	2	1.0	17	\$550,000	\$550,000	\$582,500	105.91%	\$459,400	1.27
2	13 Chapel Street	Colonial	3	1.1	13	\$699,000	\$629,000	\$600,000	95.39%	\$339,500	1.77
3	181 Greenwood Avenue	CapeCod	3	2.0	7	\$599,000	\$599,000	\$650,000	108.51%	\$420,200	1.55
4	57 Samson Avenue	Ranch	3	2.1	10	\$665,000	\$665,000	\$720,000	108.27%	\$539,400	1.33
5	9 Overhill Drive	Ranch	3	2.0	8	\$725,000	\$725,000	\$767,000	105.79%	\$480,300	1.60
6	10 Cook Avenue Unit 6	TwnIntUn	3	3.1	17	\$810,000	\$810,000	\$810,800	100.10%	\$612,900	1.32
7	25 Sherwood Avenue	Colonial	3	1.1	8	\$800,000	\$800,000	\$825,000	103.13%	\$502,100	1.64
8	124 Ridgedale Avenue	CapeCod	3	3.0	22	\$760,000	\$760,000	\$882,000	116.05%	\$594,800	1.48
9	190 Park Avenue	Colonial	3	2.1	14	\$899,900	\$899,900	\$900,000	100.01%	\$733,100	1.23
10	9 Fairview Avenue	Colonial	4	2.1	9	\$1,049,000	\$1,049,000	\$1,100,000	104.86%	\$552,900	1.99
11	50 Knollwood Avenue	Colonial	3	3.1	12	\$999,999	\$999,999	\$1,251,000	125.10%	\$516,500	2.42
12	29 Grove Street	Colonial	4	2.1	17	\$1,199,000	\$1,199,000	\$1,510,000	125.94%	\$728,200	2.07
13	3 Wilson Lane	Colonial	5	3.1	9	\$1,325,000	\$1,325,000	\$1,605,000	121.13%	\$1,068,900	1.50
14	7 Independence Court	Colonial	5	4.2	13	\$1,699,000	\$1,699,000	\$1,800,000	105.94%	\$1,456,200	1.24
15	29 East Lane	Colonial	4	3.1	7	\$1,800,000	\$1,800,000	\$1,855,000	103.06%	\$1,469,100	1.26
16	26 East Lane	Colonial	4	2.1	10	\$1,600,000	\$1,600,000	\$1,900,000	118.75%	\$1,170,000	1.62
AVERAGE					12	\$1,011,244	\$1,006,869	\$1,109,894	109.25%		1.58

"Active" Listings in Madison

Number of Units: 28
 Average List Price: \$918,157
 Average Days on Market: 32

"Under Contract" Listings in Madison

Number of Units: 26
 Average List Price: \$1,350,723
 Average Days on Market: 20

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							21
List Price	\$899,068	\$1,230,846	\$1,123,667	\$1,132,863	\$1,072,600	\$1,006,869							\$1,082,567
Sales Price	\$896,090	\$1,201,923	\$1,135,167	\$1,216,070	\$1,136,444	\$1,109,894							\$1,127,992
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%	109.25%							104.56%
SP to AV	1.26	1.39	1.36	1.44	1.49	1.58							1.44
# Units Sold	10	13	12	16	18	16							85
3 Mo Rate of Ab	0.85	1.14	0.90	0.53	1.26	1.44							1.02
Active Listings	10	11	8	6	16	28							13
Under Contracts	22	27	34	35	30	26							29

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	33	21	-36.15%
Sales Price	\$1,031,887	\$1,127,992	9.31%
LP:SP	100.16%	104.56%	4.40%
SP:AV	1.31	1.44	10.25%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

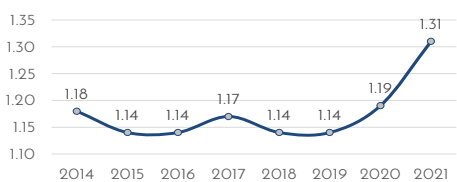
YTD	2021	2022	% Change
# Units Sold	96	85	-11.46%
Rate of Ab 3 mo	1.41	1.44	2.13%
Actives	27	28	3.70%
Under Contracts	33	26	-21.21%

Madison Yearly Market Trends

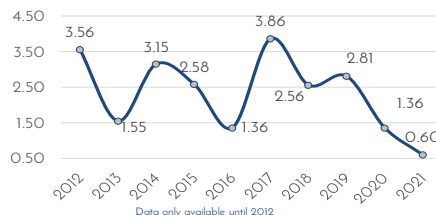


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,332	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100

Sales Price to Assessed Value Ratio



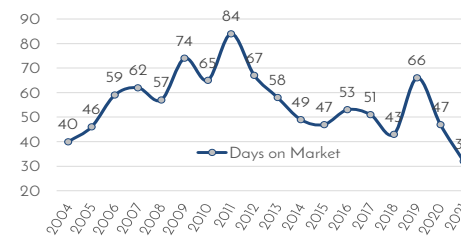
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

