

# Madison

## March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 Brooklake Road	Colonial	3	1.0	15	\$500,000	\$500,000	\$475,000	95.00%	342300	1.39
2	152 Ridgedale Avenue	Colonial	3	1.1	30	\$525,000	\$525,000	\$510,000	97.14%	436700	1.17
3	196 Park Avenue	Tudor	3	1.1	13	\$549,000	\$549,000	\$525,000	95.63%	520500	1.01
4	5 Niles Avenue	Colonial	4	2.1	15	\$669,000	\$669,000	\$645,000	96.41%	558000	1.16
5	4 Pine Tree Terrace	Colonial	5	3.0	20	\$899,999	\$899,999	\$960,000	106.67%	534000	1.80
6	10 Wisteria Court	Colonial	4	3.1	23	\$899,000	\$899,000	\$999,999	111.23%	859500	1.16
7	33 Green Village Road	TwndEndUn	2	2.1	14	\$1,150,000	\$1,150,000	\$1,125,000	97.83%		
8	35 Noe Avenue	CapeCod	4	3.1	9	\$1,050,000	\$1,050,000	\$1,135,000	108.10%	766500	1.48
9	15 Crestwood Drive	Colonial	5	3.1	1	\$1,297,000	\$1,297,000	\$1,297,000	100.00%		
10	121 Madison Avenue	Custom	5	5.1	12	\$1,500,000	\$1,500,000	\$1,550,000	103.33%	886900	1.75
11	200 Central Avenue	Colonial	5	4.1	8	\$1,695,000	\$1,695,000	\$1,800,000	106.19%		
12	62 Midwood Terrace	Colonial	7	4.2	19	\$2,750,000	\$2,750,000	\$2,600,000	94.55%	1906600	1.36
<b>AVERAGE</b>					15	\$1,123,667	\$1,123,667	\$1,135,167	101.01%		1.36

### "Active" Listings in Madison

Number of Units: 8  
 Average List Price: \$1,032,238  
 Average Days on Market: 14

### "Under Contract" Listings in Madison

Number of Units: 34  
 Average List Price: \$1,204,285  
 Average Days on Market: 25

# 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										24
List Price	\$899,068	\$1,230,846	\$1,123,667										\$1,099,305
Sales Price	\$896,090	\$1,201,923	\$1,135,167										\$1,091,654
SP:LP%	98.15%	101.08%	101.01%										100.22%
SP to AV	1.26	1.39	1.36										1.34
# Units Sold	10	13	12										35
3 Mo Rate of Ab	0.85	1.14	0.90										0.96
Active Listings	10	11	8										10
Under Contracts	22	27	34										28

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	41	24	-40.80%
Sales Price	\$983,664	\$1,091,654	10.98%
LP:SP	98.90%	100.22%	1.33%
SP:AV	1.28	1.34	4.78%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

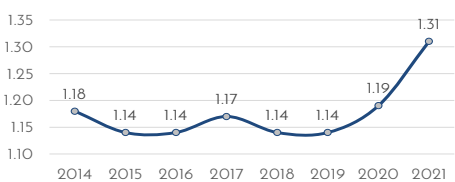
YTD	2021	2022	% Change
# Units Sold	33	35	6.06%
Rate of Ab 3 mo	2.82	0.90	-68.09%
Actives	34	8	-76.47%
Under Contracts	33	34	3.03%

## Madison Yearly Market Trends

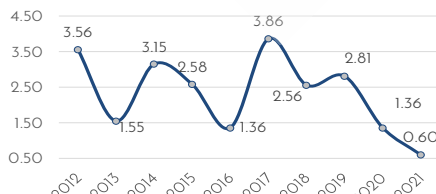


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100
SP	\$694,880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

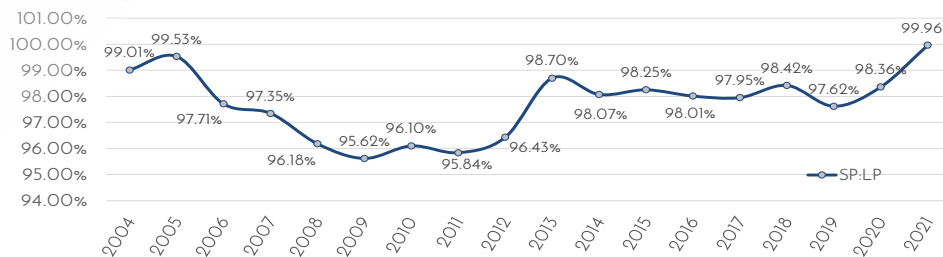


### 12Month Rate of Absorption

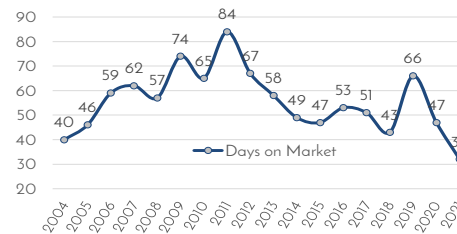


## Madison Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

