

Madison

November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	38C Loantaka Way	TwnIntUn	2	1.1	21	\$524,900	\$524,900	\$490,000	93.35%	\$213,900	
2	81 Fairfax Court	MultiFlr	2	2.1	18	\$489,000	\$489,000	\$500,500	102.35%	\$452,900	1.11
3	157 Ridgedale Avenue	Lot	0	0.0	108	\$700,000	\$700,000	\$525,000	75.00%	\$344,000	1.53
4	215 Greenwood Avenue	Ranch	3	1.0	14	\$529,000	\$529,000	\$535,000	101.13%	\$416,000	1.29
5	6 Page Street	CapeCod	4	2.0	15	\$774,900	\$774,900	\$775,000	100.01%	\$506,800	1.53
6	7 Christina Court	TwnEndUn	3	2.1	46	\$895,000	\$895,000	\$875,000	97.77%	\$576,200	1.52
7	336 Woodland Road	Ranch	3	1.1	51	\$998,000	\$998,000	\$950,000	95.19%	\$734,000	1.29
8	142 Rosedale Avenue	Colonial	4	2.1	13	\$1,075,000	\$1,075,000	\$1,160,000	107.91%	\$719,400	1.61
9	10 Beech Avenue	Colonial	4	3.1	11	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	\$966,700	1.34
10	17 Cross Gates Road	Colonial	5	4.1	25	\$1,599,000	\$1,599,000	\$1,620,000	101.31%	\$1,200,000	1.35
11	9 Green Hill Road	Colonial	5	3.1	24	\$1,749,900	\$1,749,900	\$1,625,000	92.86%	\$1,154,800	1.41
AVERAGE					31	\$966,791	\$966,791	\$941,409	96.99%		1.40

"Active" Listings in Madison

Number of Units: 14
 Average List Price: \$674,100
 Average Days on Market: 56

"Under Contract" Listings in Madison

Number of Units: 18
 Average List Price: \$1,352,017
 Average Days on Market: 38

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		21
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		\$1,083,225
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		\$1,121,183
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%	109.25%	107.23%	101.63%	103.65%	102.54%	96.99%		103.62%
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		1.45
# Units Sold	10	13	12	16	18	16	10	17	14	9	11		146
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		1.21
Active Listings	10	11	8	6	16	28	21	18	19	21	14		16
Under Contracts	22	27	34	35	30	26	28	21	20	18	18		25

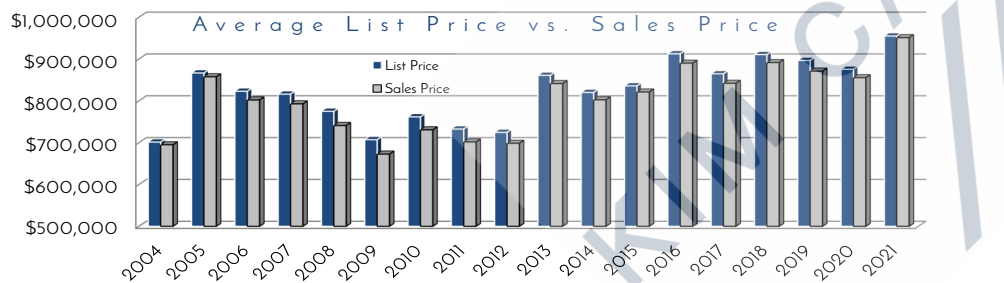
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	33	21	-35.47%
Sales Price	\$966,925	\$1,121,183	15.95%
LP:SP	99.97%	103.62%	3.65%
SP:AV	1.31	1.45	10.37%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

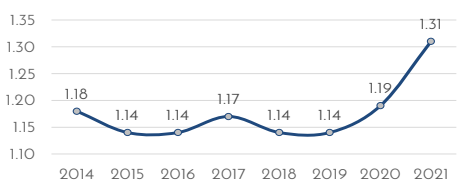
YTD	2021	2022	% Change
# Units Sold	180	146	-18.89%
Rate of Ab 3 mo	0.84	1.15	36.90%
Actives	14	14	0.00%
Under Contracts	22	18	-18.18%

Madison Yearly Market Trends

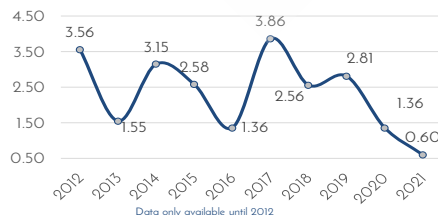


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$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



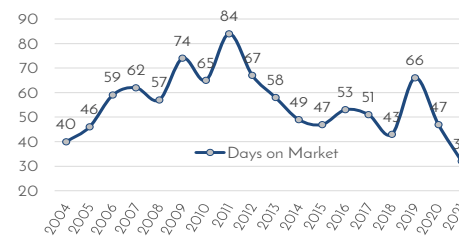
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

