

Madison

September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	117 Hempstead Court	TwnIntUn	3	2.1	16	\$599,000	\$599,000	\$595,000	99.33%	\$513,600	1.16
2	2 Avery Court	TwnEndUn	3	2.1	9	\$729,000	\$729,000	\$725,000	99.45%	\$542,600	1.34
3	57 Ridgedale Avenue	Colonial	3	3.1	11	\$699,000	\$699,000	\$740,000	105.87%	\$440,100	1.68
4	33 Green Village Road	OneFloor	2	2.0	31	\$825,000	\$825,000	\$755,000	91.52%	\$640,500	1.18
5	14 Rosedale Avenue	Colonial	4	2.1	21	\$849,000	\$849,000	\$849,000	100.00%	\$588,100	1.44
6	14 Knollwood Avenue	Split Level	5	2.1	17	\$759,000	\$759,000	\$856,000	112.78%	\$558,100	1.53
7	41 Hillcrest Road	Colonial	5	2.1	1	\$849,000	\$849,000	\$900,000	106.01%	\$926,800	0.97
8	128 Ridgedale Avenue	Colonial	4	3.0	27	\$849,000	\$849,000	\$925,000	108.95%	\$542,100	1.71
9	37 Fairwood Road	Colonial	4	2.2	14	\$960,000	\$960,000	\$960,000	100.00%	\$660,500	1.45
10	38 Laurel Way	Ranch	3	2.1	20	\$949,380	\$949,380	\$995,000	104.81%	\$666,700	1.49
11	9 Highview Terrace	Colonial	3	2.1	79	\$1,200,000	\$1,080,000	\$1,052,500	97.45%	\$842,700	1.25
12	18 Barnsdale Road	Ranch	4	2.1	9	\$1,099,999	\$1,099,999	\$1,100,000	100.00%	\$688,500	1.60
13	37 Prospect Street	Victorian	4	2.1	10	\$1,200,000	\$1,200,000	\$1,500,000	125.00%	\$787,100	1.91
14	11 Harwood Drive	Colonial	6	6.1	1	\$2,699,000	\$2,699,000	\$2,699,000	100.00%	\$1,500,000	1.80
AVERAGE					19	\$1,019,027	\$1,010,456	\$1,046,536	103.65%		1.46

"Active" Listings in Madison

Number of Units: 19
 Average List Price: \$909,547
 Average Days on Market: 43

"Under Contract" Listings in Madison

Number of Units: 20
 Average List Price: \$1,030,845
 Average Days on Market: 28

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				20
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				\$1,116,447
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				\$1,161,621
SP:LP%	98.15%	101.08%	101.01%	106.27%	107.34%	109.25%	107.23%	101.63%	103.65%				104.28%
SP to AV	1.26	1.39	1.36	1.44	1.49	1.58	1.55	1.45	1.46				1.45
# Units Sold	10	13	12	16	18	16	10	17	14				126
3 Mo Rate of Ab	0.85	1.14	0.90	0.53	1.26	1.44	1.53	1.36	1.54				1.17
Active Listings	10	11	8	6	16	28	21	18	19				15
Under Contracts	22	27	34	35	30	26	28	21	20				27

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	20	-38.30%
Sales Price	\$997,825	\$1,161,621	16.42%
LP:SP	100.41%	104.28%	3.85%
SP:AV	1.32	1.45	10.00%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	155	126	-18.71%
Rate of Ab 3 mo	0.97	1.54	58.76%
Actives	20	19	-5.00%
Under Contracts	22	20	-9.09%

Madison Yearly Market Trends

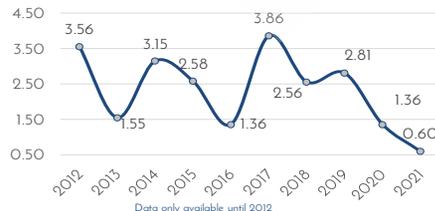


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928
SP	\$694,880	\$857,456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

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

