

Madison

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Brooklake Road	CapeCod	3	2.0	107	\$595,000	\$549,000	\$535,000	97.45%	\$374,200	1.43
2	17 Essex Place	Colonial	4	2.1	22	\$899,900	\$899,900	\$900,000	100.01%	\$602,900	1.49
3	2 Toothe Place	Split Level	7	4.1	70	\$949,000	\$899,000	\$945,000	105.12%	\$654,800	1.44
4	71 Hamilton Street	Colonial	5	4.1	29	\$1,749,000	\$1,749,000	\$1,770,000	101.20%		
5	40 Prospect Street	Colonial	6	5.1	9	\$1,998,000	\$1,998,000	\$2,150,000	107.61%		
6	56 Samson Avenue	Colonial	7	6.1	101	\$2,499,000	\$2,499,000	\$2,499,000	100.00%		
AVERAGE					56	\$1,448,317	\$1,432,317	\$1,466,500	101.90%		1.46

"Active" Listings in Madison

Number of Units: 17
 Average List Price: \$998,624
 Average Days on Market: 47

"Under Contract" Listings in Madison

Number of Units: 28
 Average List Price: \$1,128.611
 Average Days on Market: 22

Madison 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	15	56											50
List Price	\$405,000	\$1,432,317											\$1,285,557
Sales Price	\$400,000	\$1,466,500											\$1,314,143
SP:LP%	98.77%	101.90%											101.45%
SP to AV	1.39	1.46											1.44
# Units Sold	1	6											7
3 Mo Rate of Ab	2.40	3.14											2.77
Active Listings	19	17											18
Under Contracts	16	28											22

Flashback! YTD 2022 vs YTD 2023

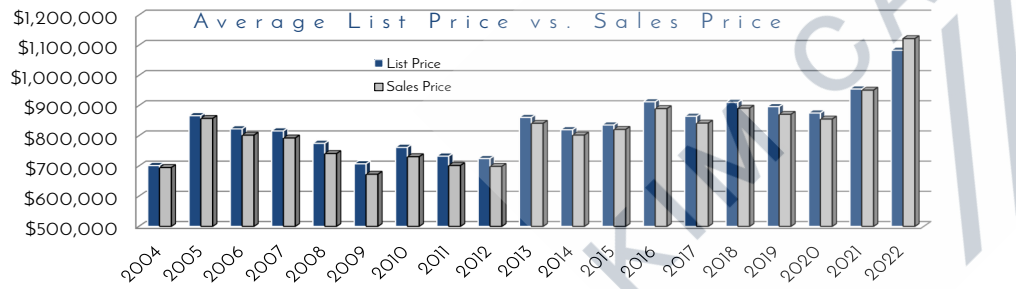
YTD	2022	2023	% Change
DOM	29	50	73.63%
Sales Price	\$1,068,952	\$1,314,143	22.94%
LP:SP	99.80%	101.45%	1.65%
SP:AV	1.34	1.44	7.86%

Prominent Properties

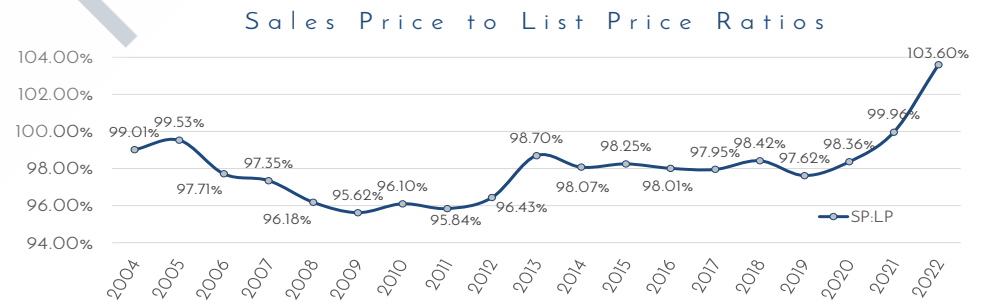
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YTD	2022	2023	% Change
# Units Sold	23	7	-69.57%
Rate of Ab 3 mo	1.00	2.77	178.39%
Actives	11	17	61.90%
Under Contracts	25	28	14.29%

Madison Yearly Market Trends

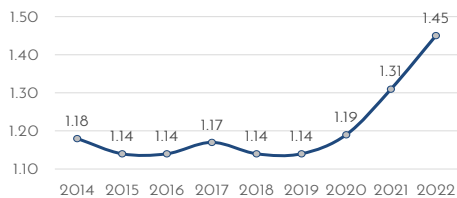


Madison Yearly Market Trends

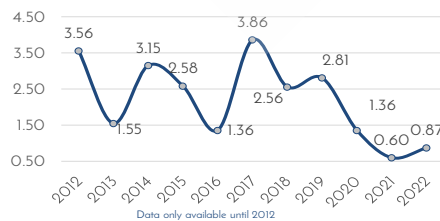


Year	LP	SP
2004	\$701,747	\$694,880
2005	\$866,516	\$857,456
2006	\$822,890	\$802,082
2007	\$774,941	\$792,732
2008	\$707,123	\$741,113
2009	\$761,644	\$672,659
2010	\$732,567	\$730,674
2011	\$724,564	\$701,750
2012	\$860,863	\$698,551
2013	\$820,102	\$841,302
2014	\$835,729	\$802,362
2015	\$912,479	\$821,132
2016	\$864,546	\$890,034
2017	\$910,541	\$842,027
2018	\$896,369	\$891,465
2019	\$875,393	\$871,010
2020	\$954,928	\$855,355
2021	\$1,083,105	\$951,100
2022	\$1,285,557	\$1,121,801

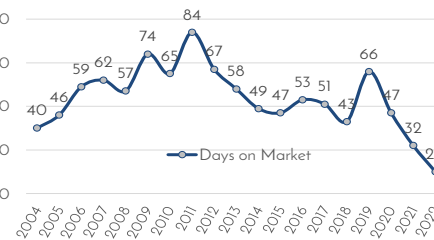
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

