

Madison

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Elmer Street	OneFloor	1	1.1	15	\$405,000	\$405,000	\$400,000	98.77%	\$286,900	1.39
AVERAGE					15	\$405,000	\$405,000	\$400,000	98.77%		1.39

"Active" Listings in Madison

Number of Units: 19
 Average List Price: \$847,021
 Average Days on Market: 44

"Under Contract" Listings in Madison

Number of Units: 16
 Average List Price: \$1,299,719
 Average Days on Market: 43

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												15
List Price	\$405,000												\$405,000
Sales Price	\$400,000												\$400,000
SP:LP%	98.77%												98.77%
SP to AV	1.39												1.39
# Units Sold	1												1
3 Mo Rate of Ab	2.40												2.40
Active Listings	19												19
Under Contracts	16												16

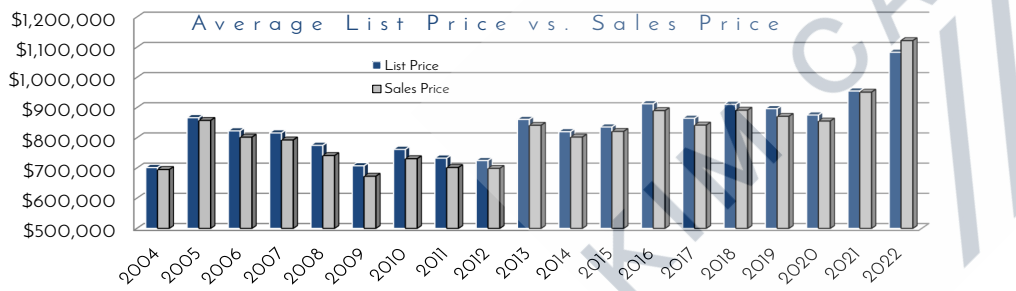
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	24	15	-37.24%
Sales Price	\$896,090	\$400,000	-55.36%
LP:SP	98.15%	98.77%	0.63%
SP:AV	1.26	1.39	10.66%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

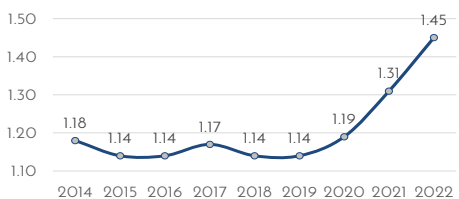
YTD	2022	2023	% Change
# Units Sold	10	1	-90.00%
Rate of Ab 3 mo	0.85	2.40	182.35%
Actives	10	19	90.00%
Under Contracts	22	16	-27.27%

Madison Yearly Market Trends

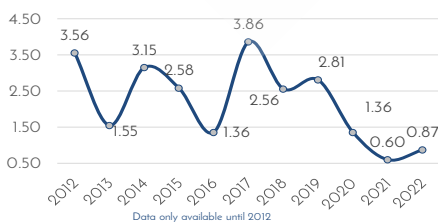


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,105
SP	\$694,880	\$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	\$1,121,801

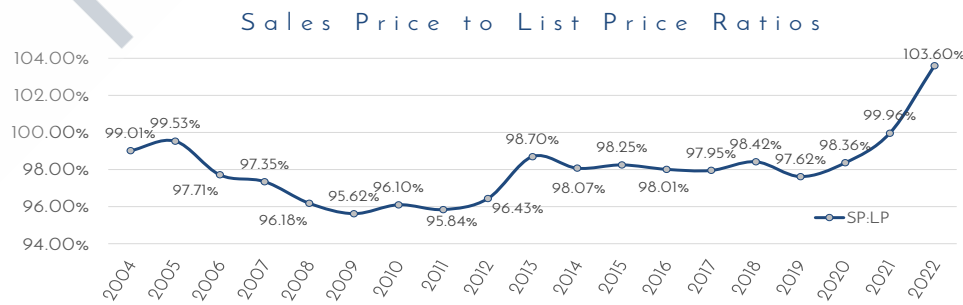
Sales Price to Assessed Value Ratio



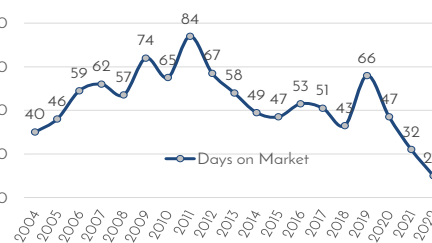
12Month Rate of Absorption



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

