

Madison

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42J Loantaka Way	OneFloor	2	1.0	21	\$419,900	\$419,900	\$416,500	99.19%		
2	34 Loantaka Way	TwnIntUn	2	1.1	20	\$459,900	\$459,900	\$464,000	100.89%		
3	18 Niles Avenue	CapeCod	3	2.0	21	\$499,000	\$499,000	\$551,000	110.42%	\$427,700	1.29
4	254 Kings Road	CapeCod	3	2.0	8	\$575,000	\$575,000	\$701,000	121.91%	\$411,100	1.71
5	5 Keep Street	CapeCod	3	1.0	9	\$699,000	\$699,000	\$781,000	111.73%	\$380,700	2.05
6	192 Windsor Place	TwnEndUn	3	2.1	25	\$739,000	\$739,000	\$800,000	108.25%	\$464,700	1.72
7	18 Glenwild Road	Colonial	3	1.1	9	\$699,000	\$699,000	\$840,000	120.17%	\$598,600	1.40
8	1 Highview Terrace	Colonial	5	4.1	21	\$1,425,000	\$1,425,000	\$1,475,000	103.51%	\$1,011,400	1.46
9	9 Grove Street	Colonial	5	3.2	7	\$1,400,000	\$1,400,000	\$1,600,000	114.29%	\$840,500	1.90
10	64 Sherwood Avenue	Colonial	5	4.1	21	\$1,650,000	\$1,650,000	\$1,675,000	101.52%	\$975,100	1.72
11	179 Woodland Road	Colonial	6	3.2	8	\$1,829,000	\$1,829,000	\$1,930,000	105.52%	\$1,119,500	1.72
12	26 East Lane	Colonial	4	2.1	12	\$1,930,000	\$1,930,000	\$2,010,000	104.15%	\$1,170,000	1.72
13	145 Green Avenue	Colonial	5	4.1	11	\$1,949,000	\$1,949,000	\$2,250,000	115.44%	\$1,436,100	1.57
14	151 Garfield Avenue	Colonial	5	3.1	13	\$2,100,000	\$2,100,000	\$2,254,000	107.33%	\$1,250,000	1.80
15	10 East Lane	Colonial	5	3.1	7	\$2,250,000	\$2,250,000	\$2,300,000	102.22%	\$1,189,000	1.93
AVERAGE					14	\$1,241,587	\$1,241,587	\$1,336,500	108.44%		1.69

"Active" Listings in Madison

Number of Units: 23
Average List Price: \$1,283,213
Average Days on Market: 51

"Under Contract" Listings in Madison

Number of Units: 22
Average List Price: \$1,141,864
Average Days on Market: 19

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	27	17	15	18	14						21
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469	\$1,229,405	\$1,241,587						\$1,105,920
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710	\$1,295,662	\$1,336,500						\$1,151,347
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%						104.86%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61	1.69						1.57
# Units Sold	1	6	16	13	16	19	15						86
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24	1.40	1.38						1.96
Active Listings	19	17	16	21	20	19	23						19
Under Contracts	16	28	30	31	35	33	22						28

Flashback! YTD 2022 vs YTD 2023

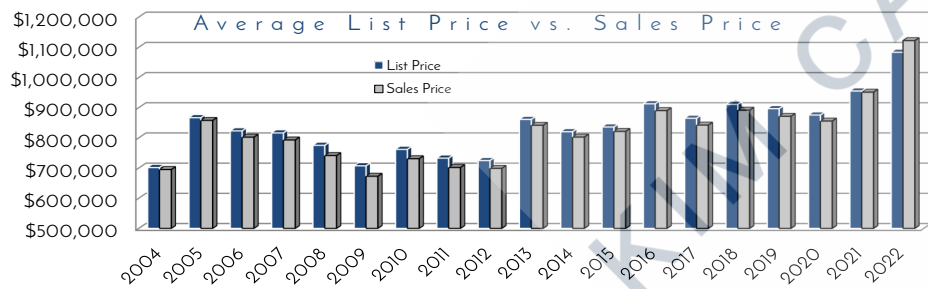
YTD	2022	2023	% Change
DOM	20.7	20.8	0.48%
Sales Price	\$1,185,298	\$1,151,347	-2.86%
LP:SP	104.84%	104.86%	0.01%
SP:AV	1.45	1.57	8.15%

Prominent
Properties

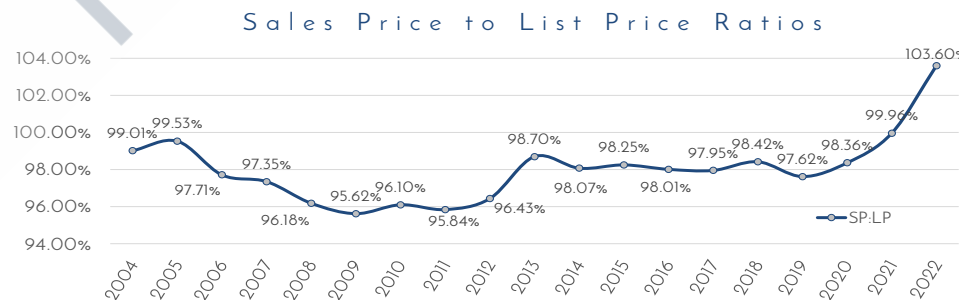
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INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	95	86	-9.47%
Rate of Ab 3 mo	1.09	1.96	78.95%
Actives	14	23	61.00%
Under Contracts	29	22	-23.76%

Madison Yearly Market Trends

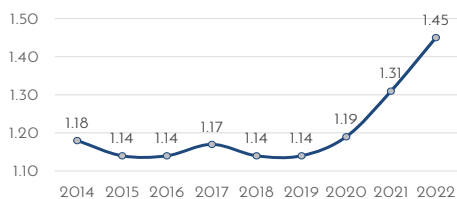


Madison Yearly Market Trends

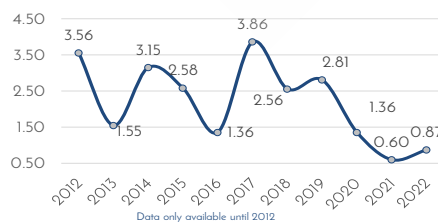


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,105
SP	\$694,880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

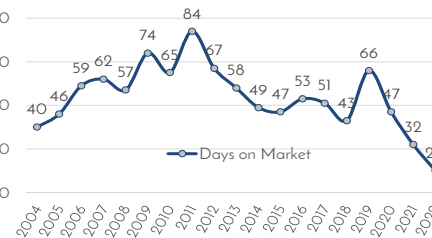
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

