

# Madison

## November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Shadylawn Drive	Split Level	3	2.0	11	\$639,000	\$639,000	\$740,000	115.81%	\$442,700	1.67
2	22 Shadylawn Drive	CapeCod	3	2.0	20	\$669,000	\$669,000	\$742,500	110.99%	\$428,000	1.73
3	166 Leeds Court	TwnIntUn	3	3.1	11	\$700,000	\$700,000	\$750,000	107.14%	\$532,500	1.41
4	11 Leigh Drive	Split Level	4	2.2	27	\$849,900	\$849,900	\$849,900	100.00%	\$578,700	1.47
5	38 Green Avenue	Victorian	5	3.1	16	\$1,150,000	\$1,150,000	\$1,200,000	104.35%	\$672,300	1.78
6	27 Kensington Road	Colonial	4	3.1	13	\$1,125,000	\$1,125,000	\$1,240,000	110.22%	\$604,200	
7	22 Stonehedge Lane	Custom	4	4.0	8	\$1,295,000	\$1,295,000	\$1,350,000	104.25%	\$636,700	
8	43 Woodland Road	Custom	5	2.1	9	\$1,375,000	\$1,375,000	\$1,510,000	109.82%	\$972,300	1.55
AVERAGE					14	\$975,363	\$975,363	\$1,047,800	107.82%		1.60

### "Active" Listings in Madison

Number of Units: 15  
Average List Price: \$918,127  
Average Days on Market: 93

### "Under Contract" Listings in Madison

Number of Units: 12  
Average List Price: \$931,617  
Average Days on Market: 33

# 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	18	27	22	14		20
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469	\$1,229,405	\$1,241,587	\$1,159,409	\$1,015,500	\$1,228,500	\$975,363		\$1,105,644
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710	\$1,295,662	\$1,336,500	\$1,198,190	\$1,029,700	\$1,255,100	\$1,047,800		\$1,148,379
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%	103.91%	103.14%	108.05%	107.82%		104.89%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61	1.69	1.48	1.50	1.64	1.60		1.56
# Units Sold	1	6	16	13	16	19	15	22	10	6	8		132
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24	1.40	1.38	1.00	1.34	1.70	2.16		1.81
Active Listings	19	17	16	21	20	19	23	16	20	20	15		19
Under Contracts	16	28	30	31	35	33	22	11	15	16	12		23

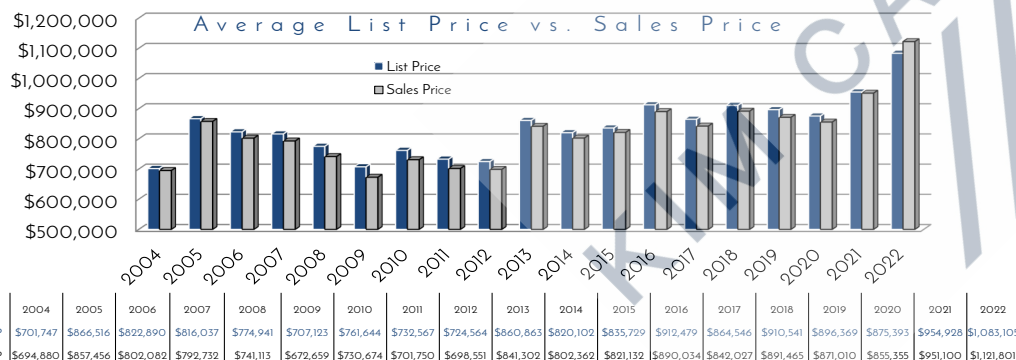
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	21	20	-3.84%
Sales Price	\$1,121,183	\$1,148,379	2.43%
LP:SP	103.62%	104.89%	1.23%
SP:AV	1.45	1.56	7.27%

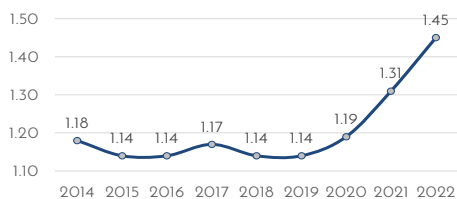
Prominent  
Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	146	132	-9.59%
Rate of Ab 3 mo	1.21	1.81	49.44%
Actives	16	19	19.77%
Under Contracts	25	23	-10.75%

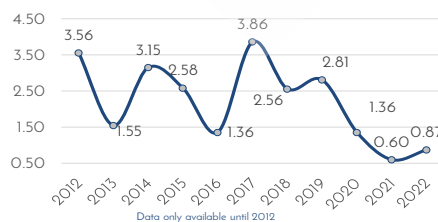
## Madison Yearly Market Trends



### Sales Price to Assessed Value Ratio

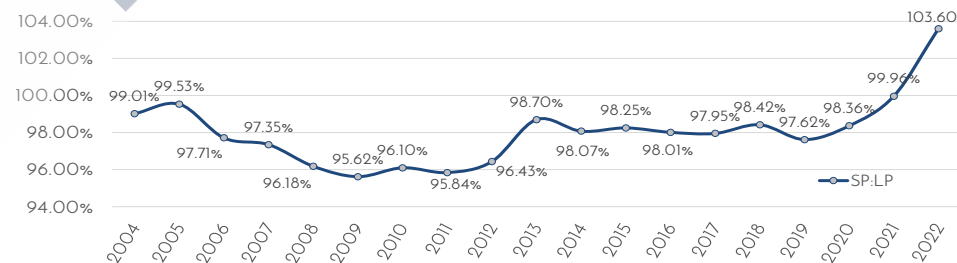


### 12Month Rate of Absorption

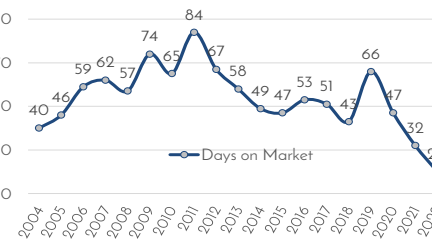


## Madison Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

