

Madison

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Valevue Road	Colonial	3	2.0	13	\$679,000	\$679,000	\$800,000	117.82%	\$453,300	1.76
2	41 Spring Garden Drive	Bi-Level	4	3.0	9	\$799,000	\$799,000	\$902,000	112.89%	\$510,400	1.77
3	25 Anthony Drive	Colonial	4	3.0	15	\$899,000	\$899,000	\$1,028,600	114.42%	\$553,100	1.86
4	58 Prospect Street	Tudor	3	2.1	18	\$999,000	\$999,000	\$1,100,000	110.11%	\$736,100	1.49
5	2 Pine Tree Terrace	Colonial	5	3.1	9	\$1,300,000	\$1,300,000	\$1,400,000	107.69%	\$420,700	
6	144 Loantaka Way	Colonial	7	5.0	69	\$2,695,000	\$2,695,000	\$2,300,000	85.34%	\$1,772,000	1.30
AVERAGE					22	\$1,228,500	\$1,228,500	\$1,255,100	108.05%		1.64

"Active" Listings in Madison

Number of Units: 20
 Average List Price: \$1,025,735
 Average Days on Market: 71

"Under Contract" Listings in Madison

Number of Units: 16
 Average List Price: \$1,070,094
 Average Days on Market: 27

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			21
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			\$1,114,049
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			\$1,154,868
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%	103.91%	103.14%	108.05%			104.71%
SP to AV	1.39	1.46	1.41	1.61	1.56	1.61	1.69	1.48	1.50	1.64			1.55
# Units Sold	1	6	16	13	16	19	15	22	10	6			124
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			1.77
Active Listings	19	17	16	21	20	19	23	16	20	20			19
Under Contracts	16	28	30	31	35	33	22	11	15	16			24

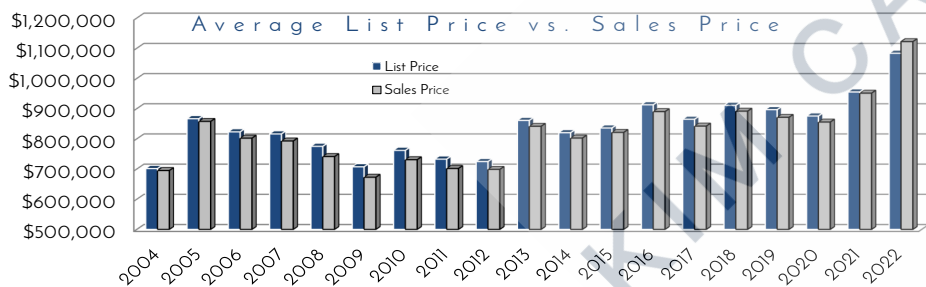
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	20.5	20.9	1.98%
Sales Price	\$1,135,831	\$1,154,868	1.68%
LP:SP	104.16%	104.71%	0.52%
SP:AV	1.45	1.55	6.75%

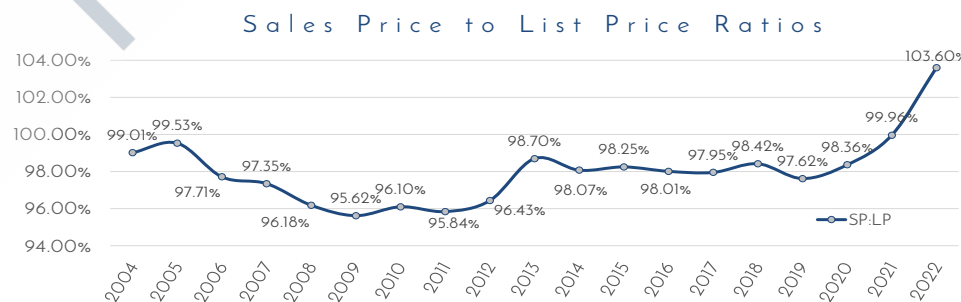
Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	135	124	-8.15%
Rate of Ab 3 mo	1.22	1.77	45.81%
Actives	16	19	20.89%
Under Contracts	26	24	-9.20%

Madison Yearly Market Trends

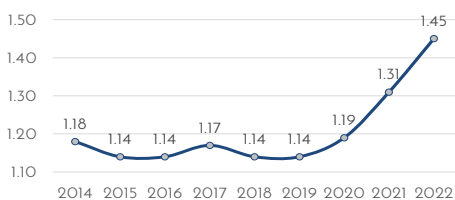


Madison Yearly Market Trends



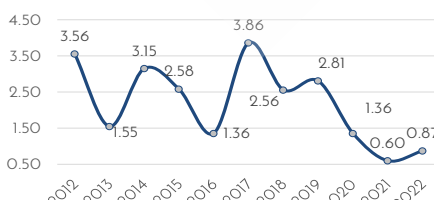
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,105
SP	\$694,880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



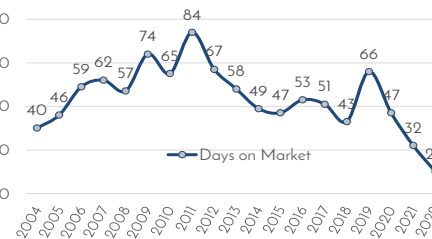
*2013 Madison Tax Re Evaluation

12Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

