

# Madison

## April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	142 Ridgedale Avenue	Colonial	3	1.1	36	\$685,000	\$685,000	\$637,500	93.07%	\$495,000	1.29
2	94 Ridgedale Avenue	Colonial	3	2.0	6	\$599,000	\$599,000	\$650,000	108.51%	\$449,800	1.45
3	28 Dean Street	Colonial	3	2.0	16	\$750,000	\$750,000	\$790,000	105.33%	\$517,000	1.53
4	16 Dogwood Drive	Ranch	3	2.0	8	\$920,000	\$920,000	\$1,211,112	131.64%	\$696,000	1.74
5	8 Woodcliff Drive	Split Level	3	2.0	9	\$977,000	\$977,000	\$1,225,000	125.38%	\$674,100	1.82
6	12 Division Avenue	Colonial	5	4.2	7	\$1,495,000	\$1,495,000	\$1,600,000	107.02%	\$821,200	1.95
7	7 Dellwood Parkway	Custom	6	4.2	8	\$1,748,000	\$1,748,000	\$1,825,000	104.41%	\$961,100	1.90
8	253 Woodland Road	Colonial	5	5.1	24	\$2,598,000	\$2,598,000	\$2,475,000	95.27%	\$1,705,900	1.45
9	56 Midwood Terrace	Custom	4	3.3	19	\$1,875,000	\$1,875,000	\$2,493,000	132.96%	\$1,800,000	1.39
<b>AVERAGE</b>					15	\$1,294,111	\$1,294,111	\$1,434,068	111.51%		1.61

### "Active" Listings in Madison

Number of Units: 14  
 Average List Price: \$1,702,857  
 Average Days on Market: 26

### "Under Contract" Listings in Madison

Number of Units: 22  
 Average List Price: \$1,230,091  
 Average Days on Market: 37

# Madison 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27	85	60	15									41
List Price	\$737,083	\$1,624,250	\$1,072,625	\$1,294,111									\$1,153,611
Sales Price	\$734,333	\$1,680,750	\$1,129,813	\$1,434,068									\$1,224,967
SP:LP%	99.54%	106.28%	104.23%	111.51%									105.92%
SP to AV	1.37	1.73	1.42	1.61									1.52
# Units Sold	6	4	8	9									27
3 Mo Rate of Ab	0.96	1.17	1.83	2.69									1.66
Active Listings	6	7	10	14									9
Under Contracts	10	18	14	22									16

## Flashback! YTD 2023 vs YTD 2024

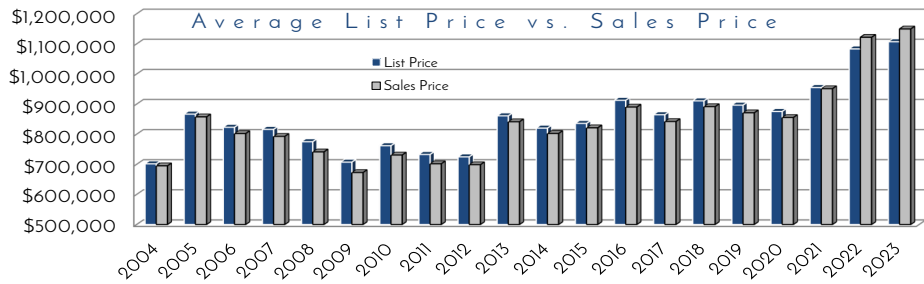
YTD	2023	2024	% Change
DOM	27.7	41.1	48.43%
Sales Price	\$988,094	\$1,224,967	23.97%
LP:SP	101.29%	105.92%	4.57%
SP:AV	1.49	1.52	2.25%

Prominent Properties

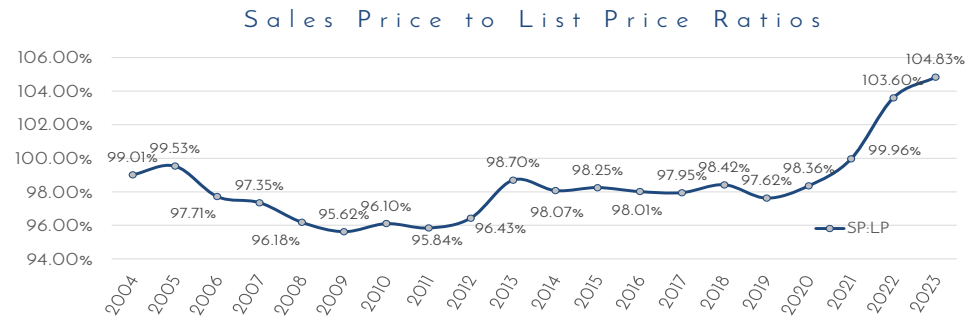
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	36	27	-25.00%
Rate of Ab 3 mo	2.42	1.66	-31.23%
Actives	18	9	-49.32%
Under Contracts	26	16	-39.05%

## Madison Yearly Market Trends

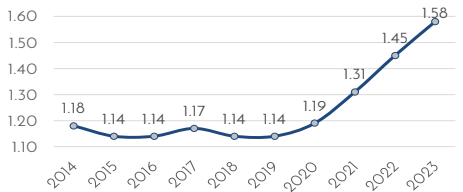


## Madison Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	\$1,070,006
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,351	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100	\$1,121,801	\$1,149,429

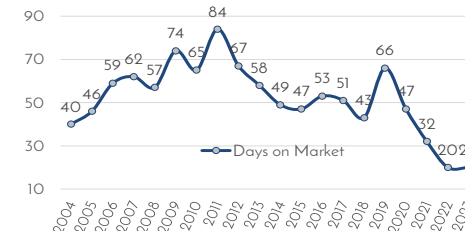
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

