

Madison

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Ridgedale Avenue	Custom	3	2.1	200	\$999,000	\$999,000	\$999,000	100.00%		
2	21 Green Village Road	Colonial	4	0.2	12	\$899,000	\$899,000	\$1,125,000	125.14%	\$637,600	1.76
3	8 Fox Chase Road	Custom	6	4.1	126	\$2,299,000	\$2,299,000	\$2,299,000	100.00%		
4	6 Brannick Drive	Colonial	5	3.2	1	\$2,300,000	\$2,300,000	\$2,300,000	100.00%	\$1,360,700	1.69
AVERAGE					85	\$1,624,250	\$1,624,250	\$1,680,750	106.28%		1.73

"Active" Listings in Madison

Number of Units: 7
 Average List Price: \$1,456,857
 Average Days on Market: 55

"Under Contract" Listings in Madison

Number of Units: 18
 Average List Price: \$1,218,667
 Average Days on Market: 35

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											50
List Price	\$737,083	\$1,624,250											\$1,091,950
Sales Price	\$734,333	\$1,680,750											\$1,112,900
SP:LP%	99.54%	106.28%											102.24%
SP to AV	1.37	1.73											1.49
# Units Sold	6	4											10
3 Mo Rate of Ab	0.96	1.17											1.07
Active Listings	6	7											7
Under Contracts	10	18											14

Flashback! YTD 2023 vs YTD 2024

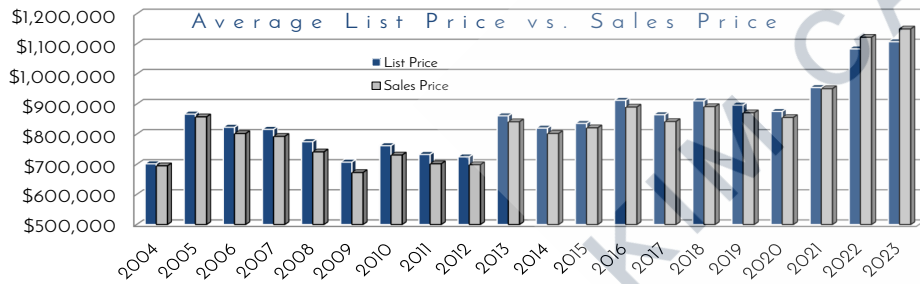
YTD	2023	2024	% Change
DOM	50.4	50.1	-0.65%
Sales Price	\$1,314,143	\$1,112,900	-15.31%
LP:SP	101.45%	102.24%	0.78%
SP:AV	1.44	1.49	3.50%

Prominent Properties

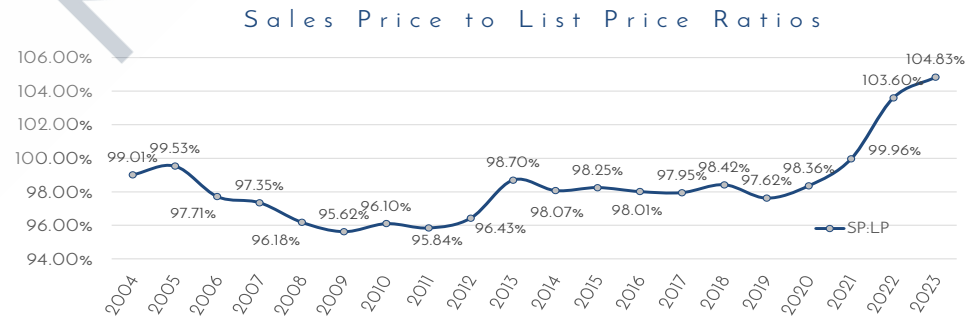
Sotheby's
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YTD	2023	2024	% Change
# Units Sold	7	10	42.86%
Rate of Ab 3 mo	2.77	1.07	-61.55%
Actives	18	7	-61.11%
Under Contracts	22	18	-18.18%

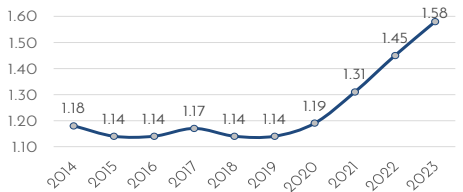
Madison Yearly Market Trends



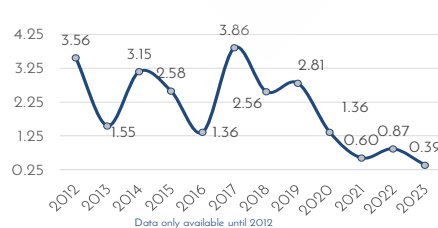
Madison Yearly Market Trends



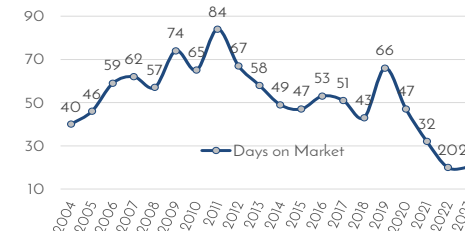
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

