

Madison

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1 Niles Avenue	CapeCod	4	1.0	25	\$499,000	\$499,000	\$499,000	100.00%	\$409,100	1.22
2	36C Loantaka Way	TwnIntUn	3	2.1	43	\$649,900	\$599,000	\$580,000	96.83%		
3	179 Ridgedale Avenue	Colonial	3	1.0	37	\$697,500	\$697,500	\$675,000	96.77%	\$457,900	1.47
4	24 Bedford Court	TwnIntUn	3	2.1	12	\$679,000	\$679,000	\$703,000	103.53%	\$479,100	1.47
5	111 Madison Avenue	Colonial	4	2.1	8	\$949,000	\$949,000	\$950,000	100.11%		
6	119 Green Avenue	CapeCod	3	2.0	37	\$999,000	\$999,000	\$999,000	100.00%	\$753,200	1.33
AVERAGE					27	\$745,567	\$737,083	\$734,333	99.54%		1.37

"Active" Listings in Madison

Number of Units: 6
 Average List Price: \$1,374,333
 Average Days on Market: 55

"Under Contract" Listings in Madison

Number of Units: 10
 Average List Price: \$1,247,300
 Average Days on Market: 80

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												27
List Price	\$737,083												\$737,083
Sales Price	\$734,333												\$734,333
SP:LP%	99.54%												99.54%
SP to AV	1.37												1.37
# Units Sold	6												6
3 Mo Rate of Ab	0.96												0.96
Active Listings	6												6
Under Contracts	10												10

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	15	27	80.00%
Sales Price	\$400,000	\$734,333	83.58%
LP:SP	98.77%	99.54%	0.78%
SP:AV	1.39	1.37	-1.60%

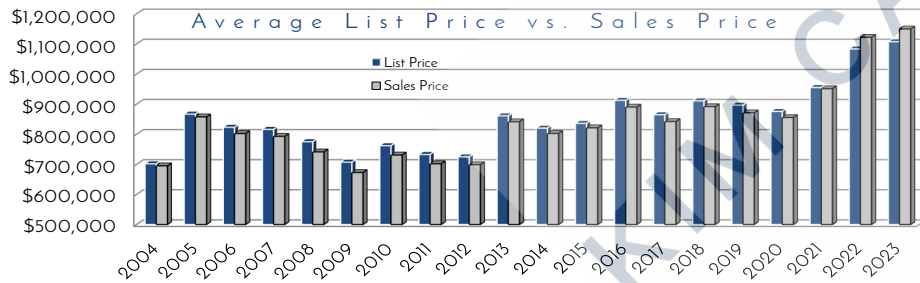
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	1	6	500.00%
Rate of Ab 3 mo	2.40	0.96	-60.00%
Actives	19	6	-68.42%
Under Contracts	16	10	-37.50%

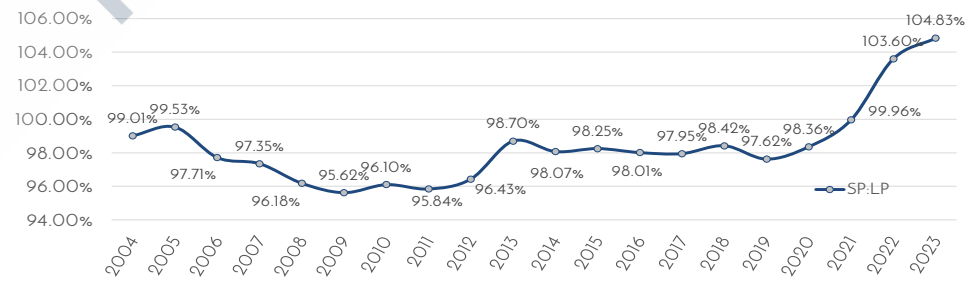
Madison Yearly Market Trends

Average List Price vs. Sales Price

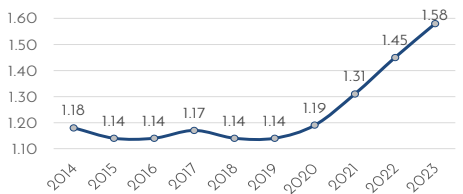


Madison Yearly Market Trends

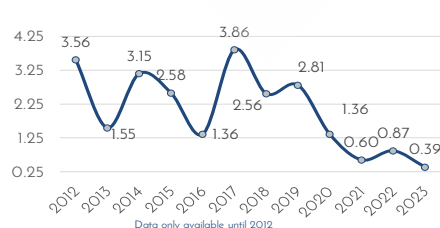
Sales Price to List Price Ratios



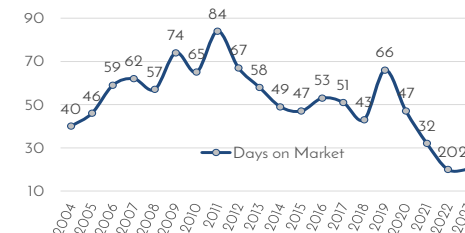
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

