

Madison

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Cedar Street	Bungalow	1	1.1	5	\$499,900	\$499,900	\$602,000	120.42%	\$333,500	1.81
2	248 Green Village Road	Colonial	2	2.0	28	\$545,000	\$545,000	\$604,000	110.83%	\$338,300	1.79
3	20 Bedford Court	TwnIntUn	2	2.1	7	\$600,000	\$600,000	\$630,000	105.00%	\$423,000	1.49
4	101 Greenwich Court	TwnIntUn	3	2.2	16	\$825,000	\$825,000	\$876,000	106.18%	\$505,000	1.73
5	25 Station Road	Ranch	3	3.0	16	\$800,000	\$800,000	\$900,000	112.50%	\$548,300	1.64
6	1 Spring Garden Drive	Bi-Level	4	2.0	9	\$899,000	\$899,000	\$1,150,000	127.92%	\$462,000	2.49
7	9 Stonehedge Lane UI	Custom	5	4.1	30	\$1,393,000	\$1,373,000	\$1,393,000	101.46%	Updated	
8	88 Pomeroy Road	Colonial	5	4.1	32	\$1,895,000	\$1,895,000	\$1,900,000	100.26%	\$1,186,900	1.60
9	58 Hamilton Street	Colonial	6	5.1	14	\$1,895,000	\$1,895,000	\$1,945,000	102.64%	\$1,173,200	1.66
10	21 Stafford Drive	Colonial	6	5.1	56	\$2,599,999	\$2,599,999	\$2,438,000	93.77%	Renovated	
11	26 Wyndehurst Drive	Colonial	6	5.1	18	\$2,550,000	\$2,550,000	\$2,540,000	99.61%	\$1,775,000	1.43
12	44 Crescent Road	Colonial	6	6.2	1	\$4,550,000	\$4,550,000	\$4,550,000	100.00%	\$2,456,300	1.85
AVERAGE					19	\$1,587,658	\$1,585,992	\$1,627,333	106.72%		1.75

"Active" Listings in Madison

Number of Units: 11
Average List Price: \$1,632,727
Average Days on Market: 34

"Under Contract" Listings in Madison

Number of Units: 13
Average List Price: \$1,425,446
Average Days on Market: 24

Madison 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	20	114	29	16	22	17	19	19					25
List Price	\$1,495,727	\$1,243,225	\$1,060,656	\$1,391,429	\$1,172,417	\$1,493,627	\$1,257,059	\$1,585,992					\$1,344,730
Sales Price	\$1,586,147	\$1,228,500	\$1,152,120	\$1,521,036	\$1,272,193	\$1,587,909	\$1,370,118	\$1,627,333					\$1,432,907
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%	109.25%	106.72%					108.48%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89	1.78	1.75					1.80
# Units Sold	11	4	9	7	12	11	17	12					83
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45	1.86	1.31	0.64					1.38
Active Listings	9	6	12	19	11	13	15	11					12
Under Contracts	10	15	11	16	21	25	18	13					16

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	30	25	-16.37%
Sales Price	\$1,241,838	\$1,432,907	15.39%
LP:SP	106.11%	108.48%	2.23%
SP:AV	1.63	1.80	10.76%

Prominent
Properties

Sotheby's

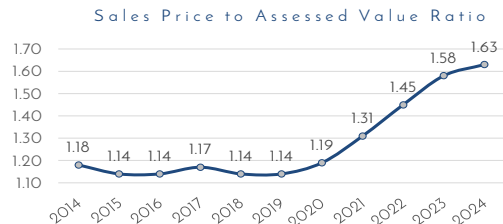
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	82	83	1.22%
Rate of Ab 3 mo	1.53	1.38	-9.59%
Actives	11	12	11.63%
Under Contracts	20	16	-17.83%

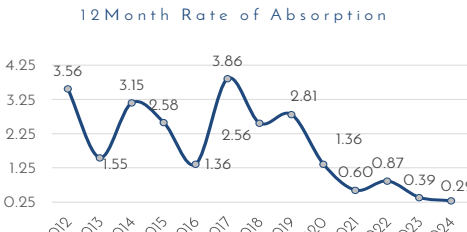
Madison Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$820K	\$836K	\$912K	\$865K	\$910K	\$896K	\$875K	\$955K	\$1,083K	\$1,107M	\$1,219M
SP	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$731K	\$702K	\$699K	\$841K	\$802K	\$821K	\$890K	\$842K	\$891K	\$871K	\$855K	\$951K	\$1,122M	\$1,149M	\$1,274M



*2013 Madison Tax Re Evaluation



Data only available until 2012

Madison Yearly Market Trends

Sales Price to List Price Ratios

