

# Madison

## December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	318 Main Street	TwnIntUn	3	2.1	6	\$595,000	\$595,000	\$670,000	112.61%	\$382,400	1.75
2	4 Lynwood Place	Ranch	3	2.0	16	\$749,000	\$749,000	\$835,000	111.48%	\$520,800	1.60
3	21 Rolling Hill Court	TwnEndUn	3	2.1	9	\$975,000	\$975,000	\$985,000	101.03%	\$590,400	1.67
4	3 Avon Drive	SplitLev	3	1.2	7	\$920,000	\$920,000	\$999,999	108.70%	\$566,700	1.76
5	8 Anthony Drive	CapeCod	4	3.0	30	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$529,300	2.08
6	3 Rose Avenue	Tudor	3	3.0	12	\$950,000	\$950,000	\$1,101,000	115.89%	\$628,900	1.75
7	3B Loveland Street	Colonial	5	4.1	1	\$1,225,000	\$1,225,000	\$1,170,000	95.51%	New	
8	152 Central Avenue	Colonial	4	1.2	20	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$595,200	2.27
AVERAGE						13	\$983,000	\$983,000	\$1,026,375	105.65%	1.84

### "Active" Listings in Madison

**Number of Units:** 10  
**Average List Price:** \$1,802,568  
**Average Days on Market:** 54

### "Under Contract" Listings in Madison

**Number of Units:** 12  
**Average List Price:** \$974,758  
**Average Days on Market:** 28

# 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	22	21	30	13	24
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	\$1,633,825	\$1,505,778	\$1,247,000	\$983,000	\$1,353,316
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	\$1,648,250	\$1,628,445	\$1,369,990	\$1,026,375	\$1,436,698
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%	109.25%	106.72%	102.37%	108.08%	111.78%	105.65%	107.93%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89	1.78	1.75	1.75	1.89	1.94	1.84	1.82
# Units Sold	11	4	9	7	12	11	17	12	12	9	10	8	122
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45	1.86	1.31	0.64	1.02	1.36	1.10	1.00	1.29
Active Listings	9	6	12	19	11	13	15	11	12	10	10	10	12
Under Contracts	10	15	11	16	21	25	18	13	13	19	17	12	16

## Flashback! YTD 2024 vs YTD 2025

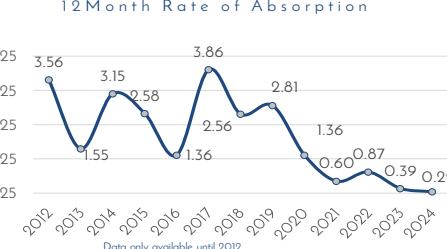
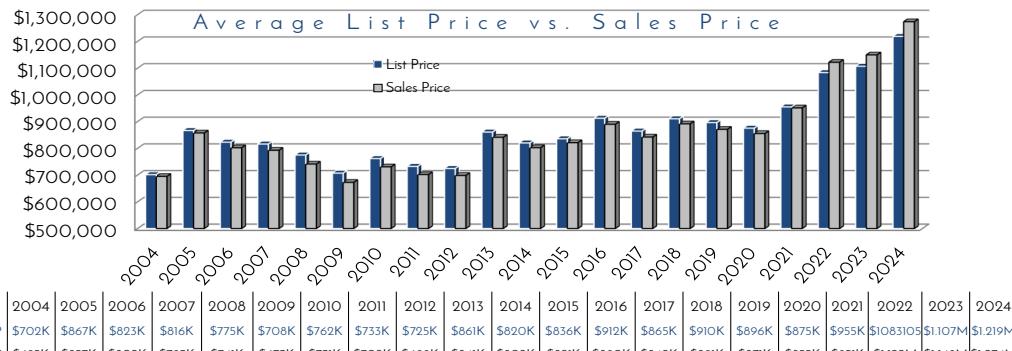
YTD	2024	2025	% Change
DOM	29	24	-17.17%
Sales Price	\$1,273,500	\$1,436,698	12.81%
LP:SP	105.56%	107.93%	2.24%
SP:AV	1.63	1.82	11.45%

## Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	120	122	1.67%
Rate of Ab 3 mo	1.35	1.29	-4.38%
Actives	10	12	11.29%
Under Contracts	19	16	-16.30%

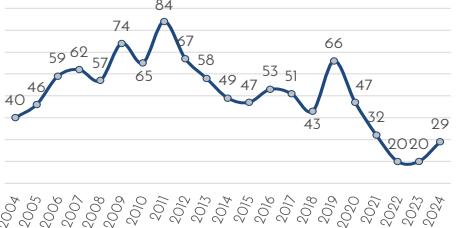
## Madison Yearly Market Trends



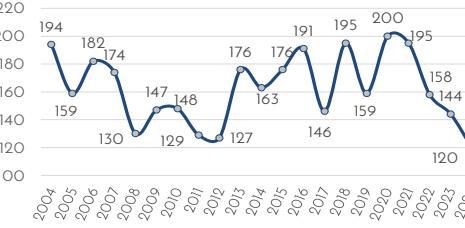
## Madison Yearly Market Trends



### Average Days on Market



### Number of Units Sold



\*2013 Madison Tax Re-Evaluation

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Not intended to solicit a property already listed.