

Madison

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 Loantaka Way U-B Coo-B	MultiFlr	2	1.1	10	\$449,000	\$449,000	\$475,000	105.79%	\$363,800	1.31
2	318 Main Street U7	TwndEndUn	2	2.1	22	\$530,000	\$530,000	\$555,000	104.72%	\$387,600	1.43
3	318 Main Street U35	TwndIntUn	3	2.1	15	\$600,000	\$600,000	\$640,000	106.67%	\$389,400	1.64
4	58 Elm Street	SplitLev	3	2.0	17	\$699,000	\$699,000	\$670,000	95.85%	\$434,000	1.54
5	14 Sayre Court	CapeCod	3	2.0	35	\$799,000	\$799,000	\$730,000	91.36%	\$479,200	1.52
6	15 N Oak Court	SplitLev	3	2.1	34	\$899,000	\$899,000	\$1,080,000	120.13%	\$465,500	2.32
7	150 Loantaka Way	Colonial	3	3.1	16	\$999,000	\$999,000	\$1,085,000	108.61%	\$595,400	1.82
8	333 Woodland Road	Colonial	3	2.2	10	\$1,278,000	\$1,278,000	\$1,278,000	100.00%	\$744,300	1.72
9	18 Winding Way	Ranch	4	2.1	15	\$1,200,000	\$1,200,000	\$1,380,000	115.00%	\$652,000	2.12
10	49 Wayne Boulevard	Colonial	3	3.0	10	\$1,075,000	\$1,075,000	\$1,405,000	130.70%	New	
11	47 Barnsdale Road	Ranch	3	2.0	16	\$1,175,000	\$1,175,000	\$1,415,000	120.43%	\$687,600	2.06
12	7 Crestview Avenue	SplitLev	3	3.1	15	\$1,225,000	\$1,225,000	\$1,500,000	122.45%	\$760,500	1.97
13	8 Buckingham Drive	Colonial	4	2.1	17	\$1,298,000	\$1,298,000	\$1,510,000	116.33%	\$702,900	2.15
14	148 Shunpike Road	Colonial	5	4.1	13	\$1,950,000	\$1,950,000	\$1,950,000	100.00%	\$1,058,300	1.84
15	80 Noe Avenue	Custom	6	6.1	48	\$2,450,000	\$2,450,000	\$2,300,000	93.88%	\$1,792,300	1.28
16	5 East Lane	Colonial	5	4.1	9	\$2,149,000	\$2,149,000	\$2,550,000	118.66%	\$1,397,300	1.82
17	16 Highland Avenue	Colonial	6	3.1	21	\$2,595,000	\$2,595,000	\$2,769,000	106.71%	\$1,382,000	2.00
AVERAGE					19	\$1,257,059	\$1,257,059	\$1,370,118	109.25%		1.78

"Active" Listings in Madison

Number of Units: 15
Average List Price: \$1,565,712
Average Days on Market: 22

"Under Contract" Listings in Madison

Number of Units: 18
Average List Price: \$1,454,872
Average Days on Market: 26

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						26
List Price	\$1,495,727	\$1,243,225	\$1,060,656	\$1,391,429	\$1,172,417	\$1,493,627	\$1,257,059						\$1,303,954
Sales Price	\$1,586,147	\$1,228,500	\$1,152,120	\$1,521,036	\$1,272,193	\$1,587,909	\$1,370,118						\$1,400,046
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%	109.25%						108.77%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89	1.78						1.81
# Units Sold	11	4	9	7	12	11	17						71
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45	1.86	1.31						1.48
Active Listings	9	6	12	19	11	13	15						12
Under Contracts	10	15	11	16	21	25	18						17

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	32	26	-18.33%
Sales Price	\$1,279,276	\$1,400,046	9.44%
LP:SP	106.43%	108.77%	2.20%
SP:AV	1.62	1.81	11.50%

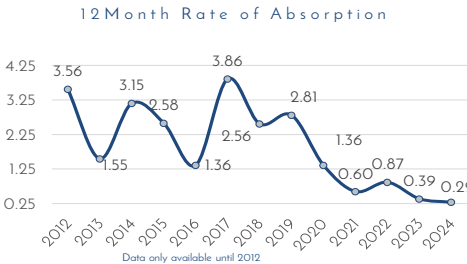
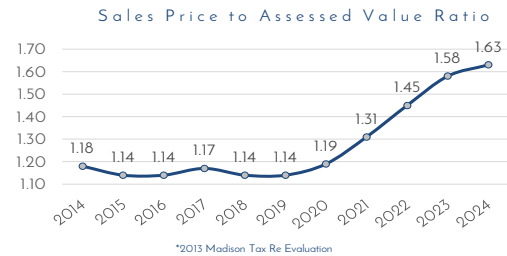
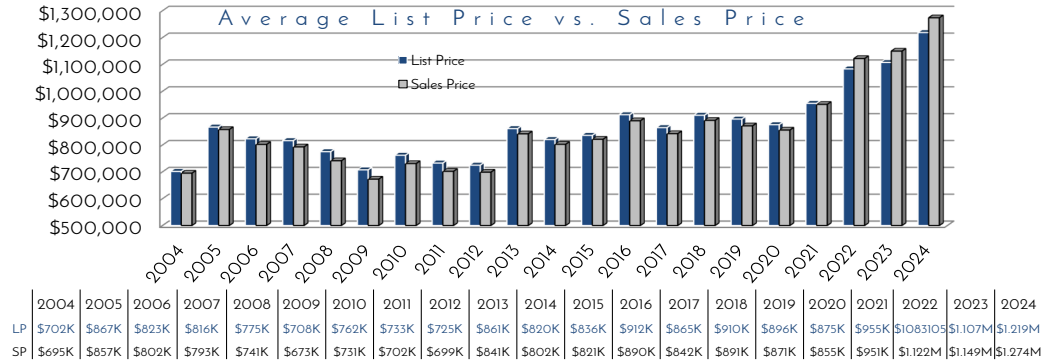
Prominent
Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	66	71	7.58%
Rate of Ab 3 mo	1.62	1.48	-8.13%
Actives	11	12	10.39%
Under Contracts	21	17	-20.00%

Madison Yearly Market Trends



Madison Yearly Market Trends

Sales Price to List Price Ratios

