

# Madison

## June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Pine Tree Terrace	Colonial	3	1.1	16	\$699,900	\$699,900	\$735,000	105.02%	\$525,000	1.40
2	248 Plymouth Court	TwnIntUn	3	2.1	1	\$825,000	\$825,000	\$825,000	100.00%	\$515,900	1.60
3	1 Noe Avenue	Ranch	3	2.0	18	\$949,000	\$949,000	\$1,050,000	110.64%	\$740,600	1.42
4	33 Sherwood Avenue	SplitLev	3	3.0	13	\$1,089,000	\$1,089,000	\$1,250,000	114.78%	\$596,400	2.10
5	5 Lee Avenue	Colonial	4	2.2	12	\$1,100,000	\$1,100,000	\$1,387,000	126.09%	\$609,400	2.28
6	10 Norman Circle	CapeCod	3	2.0	14	\$1,350,000	\$1,350,000	\$1,550,000	114.81%	\$640,200	2.42
7	165 Madison Avenue	Colonial	6	5.1	54	\$1,849,999	\$1,688,000	\$1,750,000	103.67%	\$1,037,000	1.69
8	17 Woodcliff Drive	Colonial	5	3.0	18	\$1,685,000	\$1,685,000	\$1,825,000	108.31%	\$997,300	1.83
9	47 Park Lane	Colonial	5	3.1	1	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	\$1,050,600	2.09
10	64 Green Avenue	Colonial	6	6.0	25	\$2,349,000	\$2,349,000	\$2,400,000	102.17%	\$1,072,100	2.24
11	6 Highland Avenue	Colonial	6	5.2	16	\$2,495,000	\$2,495,000	\$2,495,000	100.00%	\$1,443,200	1.73
AVERAGE					17	\$1,508,354	\$1,493,627	\$1,587,909	107.77%		1.89

### "Active" Listings in Madison

Number of Units: 13  
Average List Price: \$1,489,369  
Average Days on Market: 18

### "Under Contract" Listings in Madison

Number of Units: 25  
Average List Price: \$1,268,592  
Average Days on Market: 19

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							28
List Price	\$1,495,727	\$1,243,225	\$1,060,656	\$1,391,429	\$1,172,417	\$1,493,627							\$1,318,717
Sales Price	\$1,586,147	\$1,228,500	\$1,152,120	\$1,521,036	\$1,272,193	\$1,587,909							\$1,409,468
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%							108.62%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89							1.82
# Units Sold	11	4	9	7	12	11							54
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45	1.86							1.51
Active Listings	9	6	12	19	11	13							12
Under Contracts	10	15	11	16	21	25							16

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	34	28	-18.12%
Sales Price	\$1,300,086	\$1,409,468	8.41%
LP:SP	106.75%	108.62%	1.76%
SP:AV	1.60	1.82	13.50%

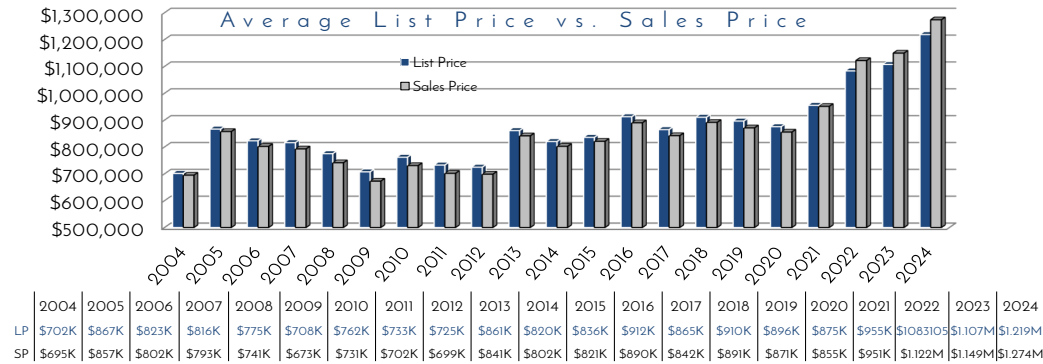
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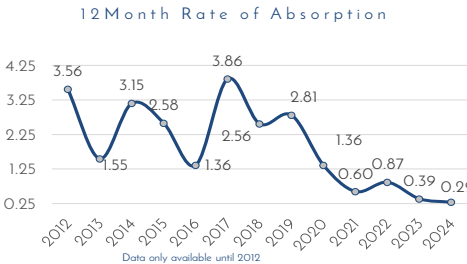
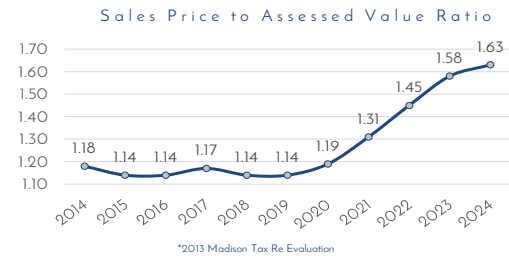
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	48	54	12.50%
Rate of Ab 3 mo	1.77	1.51	-14.34%
Actives	11	12	4.48%
Under Contracts	20	16	-19.67%

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	\$1083105	\$1107M	\$1219M
SP	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$731K	\$702K	\$699K	\$841K	\$802K	\$821K	\$890K	\$842K	\$891K	\$871K	\$855K	\$951K	\$1122M	\$1149M	\$1274M



Madison Yearly Market Trends

