

# Madison

## November 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 U14	TwnIntUn	2	2.1	7	\$575,000	\$575,000	\$639,000	111.13%	\$379,400	1.68
2	3 Esti Court	TwnEndUn	2	2.1	9	\$849,000	\$849,000	\$915,000	107.77%	\$584,200	1.57
3	27 Lathrop Avenue	Colonial	3	2.1	42	\$1,075,000	\$995,000	\$995,000	100.00%	\$502,300	1.98
4	3 Ardsleigh Drive	Ranch	3	2.1	11	\$879,000	\$879,000	\$1,105,000	125.71%	\$519,200	2.13
5	3 A Loveland Street	Colonial	5	4.1	58	\$1,295,000	\$1,225,000	\$1,190,000	97.14%	New	
6	163 Central Avenue	Colonial	4	2.1	16	\$998,000	\$998,000	\$1,350,900	135.36%	\$590,800	2.29
7	61 Albright Circle	SplitLev	3	2.1	7	\$1,195,000	\$1,195,000	\$1,550,000	129.71%	\$565,600	2.74
8	27 Maple Avenue	Victrian	5	3.1	26	\$1,625,000	\$1,625,000	\$1,630,000	100.31%	\$814,300	2.00
9	4 Stonegate Court	Colonial	4	3.1	9	\$1,779,000	\$1,779,000	\$1,950,000	109.61%	\$1,102,100	1.77
10	273 Woodland Road	Colonial	6	4.2	115	\$2,550,000	\$2,350,000	\$2,375,000	101.06%	\$1,769,300	1.34
AVERAGE					30	\$1,282,000	\$1,247,000	\$1,369,990	111.78%		1.94

### "Active" Listings in Madison

Number of Units: 10  
Average List Price: \$2,067,590  
Average Days on Market: 44

### "Under Contract" Listings in Madison

Number of Units: 17  
Average List Price: \$1,002,312  
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	19	19	22	21	30		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	\$1,633,825	\$1,505,778	\$1,247,000		\$1,379,303
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		\$1,465,493
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%	109.25%	106.72%	102.37%	108.08%	111.78%		108.09%
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		1.82
# Units Sold	11	4	9	7	12	11	17	12	12	9	10		114
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		1.32
Active Listings	9	6	12	19	11	13	15	11	12	10	10		12
Under Contracts	10	15	11	16	21	25	18	13	13	19	17		16

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	29	25	-14.21%
Sales Price	\$1,213,899	\$1,465,493	20.73%
LP:SP	105.97%	108.09%	2.00%
SP:AV	1.64	1.82	10.94%

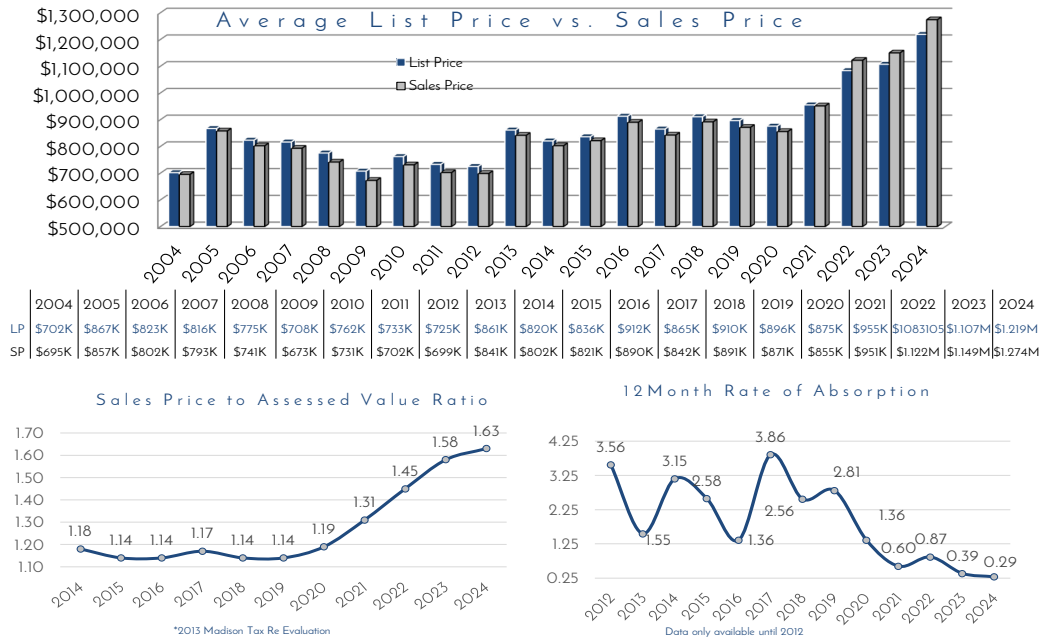
Prominent  
Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	109	114	4.59%
Rate of Ab 3 mo	1.45	1.32	-9.03%
Actives	11	12	5.79%
Under Contracts	19	16	-15.64%

Madison Yearly Market Trends



Madison Yearly Market Trends

