

Madison

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Delbarton Drive	SplitLev	4	2.0	20	\$825,000	\$799,900	\$830,000	103.76%	\$546,800	1.52
2	47 Shadylawn Drive	CapeCod	4	2.1	23	\$849,000	\$799,000	\$841,000	105.26%	\$456,500	1.84
3	61 Cambridge Court	MultiFlr	3	2.1	6	\$835,000	\$835,000	\$845,000	101.20%	\$473,600	1.78
4	32 Sherwood Avenue	CapeCod	4	2.1	15	\$925,000	\$925,000	\$1,030,000	111.35%	\$515,800	2.00
5	150 Central Avenue	Tudor	3	1.1	13	\$895,000	\$895,000	\$1,050,000	117.32%	\$594,400	1.77
6	12 Baumgartner Drive	Colonial	4	2.1	22	\$1,200,000	\$1,200,000	\$1,150,000	95.83%	\$881,500	1.30
7	138 Central Avenue	Victrian	5	3.2	44	\$1,359,000	\$1,359,000	\$1,343,000	98.82%	\$727,000	1.85
8	25 Woodcliff Drive	CapeCod	4	3.1	49	\$1,980,000	\$1,799,000	\$1,710,000	95.05%	Renovated	
9	25 Green wood Avenue	Custom	7	7.1	23	\$2,399,000	\$2,399,000	\$2,220,000	92.54%	New	
10	8 Olde Greenhouse Lane	Colonial	6	5.0	34	\$2,750,000	\$2,750,000	\$2,550,000	92.73%	\$1,614,300	1.58
11	95 Green Avenue	Colonial	5	5.1	11	\$2,495,000	\$2,495,000	\$2,860,000	114.63%	\$1,351,600	2.12
12	50 Hillcrest Road	Custom	8	8.1	1	\$3,350,000	\$3,350,000	\$3,350,000	100.00%	Renovated	
AVERAGE					22	\$1,655,167	\$1,633,825	\$1,648,250	102.37%		1.75

"Active" Listings in Madison

Number of Units: 12
Average List Price: \$1,446,158
Average Days on Market: 32

"Under Contract" Listings in Madison

Number of Units: 13
Average List Price: \$1,321,069
Average Days on Market: 22

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				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				\$1,381,247
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				\$1,460,108
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%	109.25%	106.72%	102.37%				107.71%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89	1.78	1.75	1.75				1.80
# Units Sold	11	4	9	7	12	11	17	12	12				95
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45	1.86	1.31	0.64	1.02				1.34
Active Listings	9	6	12	19	11	13	15	11	12				12
Under Contracts	10	15	11	16	21	25	18	13	13				16

Flashback! YTD 2024 vs YTD 2025

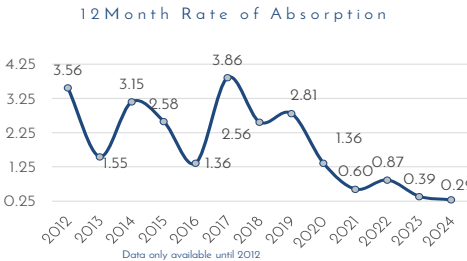
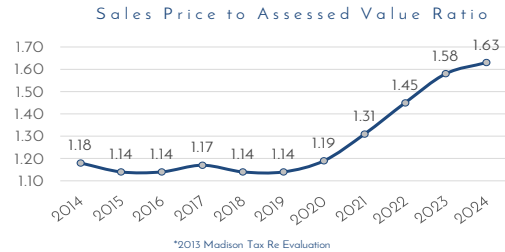
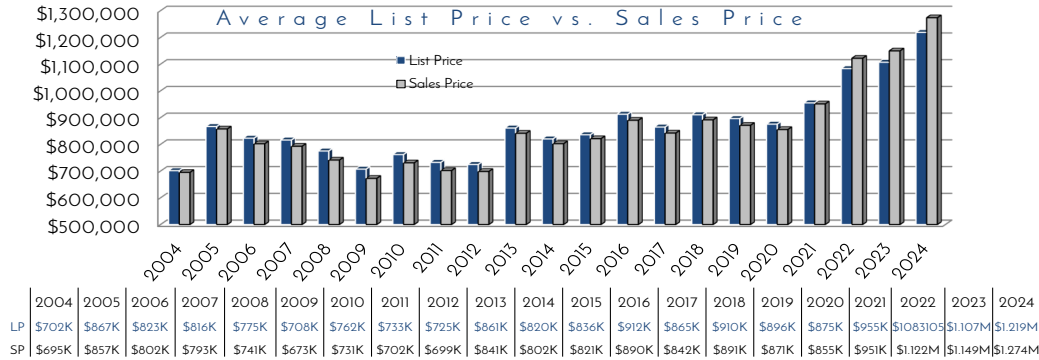
YTD	2024	2025	% Change
DOM	29	24	-16.83%
Sales Price	\$1,221,841	\$1,460,108	19.50%
LP:SP	106.36%	107.71%	1.26%
SP:AV	1.63	1.80	10.38%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	87	95	9.20%
Rate of Ab 3 mo	1.49	1.34	-10.41%
Actives	11	12	5.88%
Under Contracts	19	16	-17.92%

Madison Yearly Market Trends



Madison Yearly Market Trends

