

Madison

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	47 Niles Avenue	Colonial	3	1.1	15	\$632,500	\$632,500	\$662,600	104.76%	\$431,600	1.54
2	96 North Street	Ranch	2	2.0	63	\$699,000	\$699,000	\$700,000	100.14%	\$377,300	1.86
3	210 Central Avenue	CapeCod	4	2.0	27	\$774,999	\$774,999	\$775,000	100.00%	\$494,900	1.57
4	23 West Street	Colonial	4	2.0	10	\$799,000	\$799,000	\$799,000	100.00%	\$398,300	2.01
5	47 Cambridge Court	MultiFlr	3	2.1	17	\$830,000	\$830,000	\$850,000	102.41%	\$441,600	1.92
6	53 Highland Avenue	Colonial	3	2.0	44	\$874,900	\$874,900	\$875,000	100.01%	Renovated	
7	7 Lee Avenue	Colonial	3	2.1	9	\$1,017,000	\$1,017,000	\$1,160,000	114.06%	\$603,800	1.92
8	15 Prospect Place	Colonial	3	3.1	44	\$1,299,900	\$1,299,900	\$1,270,000	97.70%	New	
9	115 Woodland Road	Ranch	4	2.1	14	\$1,429,000	\$1,429,000	\$1,565,000	109.52%	\$816,300	1.92
10	107 Greenwood Avenue	Colonial	5	3.1	16	\$1,549,000	\$1,549,000	\$1,631,000	105.29%	\$873,900	1.87
AVERAGE					26	\$990,530	\$990,530	\$1,028,760	103.39%		1.82

"Active" Listings in Madison

Number of Units: 9
 Average List Price: \$2,117,889
 Average Days on Market: 50

"Under Contract" Listings in Madison

Number of Units: 10
 Average List Price: \$1,342,548
 Average Days on Market: 23

Madison 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	26												26
List Price	\$990,530												\$990,530
Sales Price	\$1,028,760												\$1,028,760
SP:LP%	103.39%												103.39%
SP to AV	1.82												1.82
# Units Sold	10												10
3 Mo Rate of Ab	1.00												1.00
Active Listings	9												9
Under Contracts	10												10

Flashback! YTD 2025 vs YTD 2026

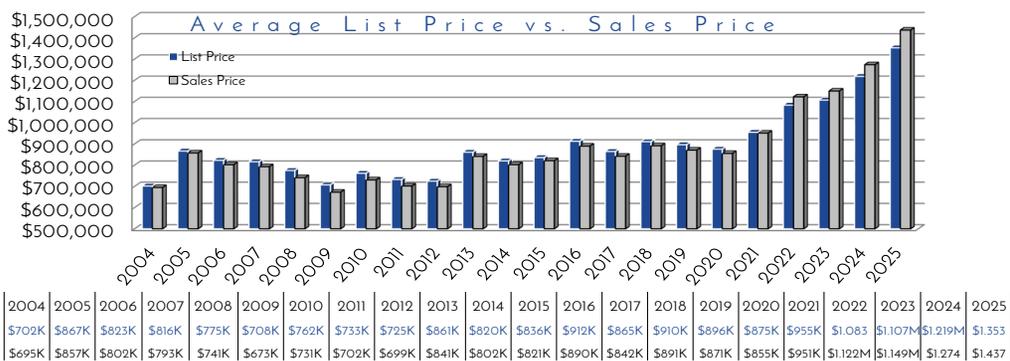
YTD	2025	2026	% Change
DOM	20	26	26.62%
Sales Price	\$1,586,147	\$1,028,760	-35.14%
LP:SP	107.57%	103.39%	-3.89%
SP:AV	1.74	1.82	4.81%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

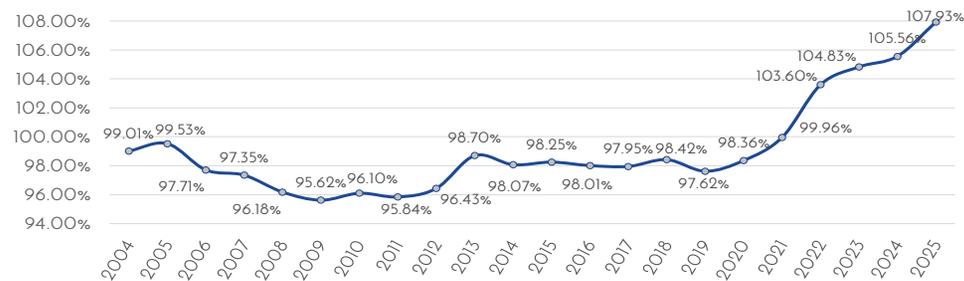
YTD	2025	2026	% Change
# Units Sold	11	10	-9.09%
Rate of Ab 3 mo	0.86	1.00	16.28%
Actives	9	9	0.00%
Under Contracts	10	10	0.00%

Madison Yearly Market Trends

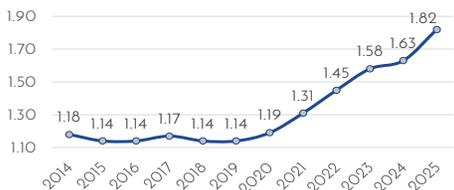


Madison Yearly Market Trends

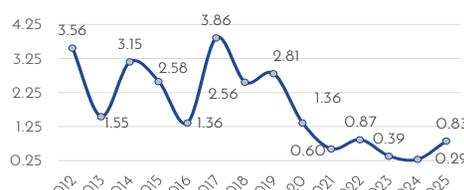
Sales Price to List Price Ratios



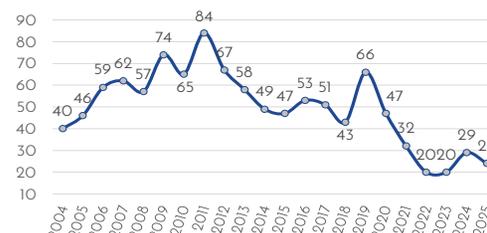
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

