

# Madison

## August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	85 North Street	FixrUppr	3	2.0	31	\$649,000	\$649,000	\$565,000	87.06%	\$350,500	1.61
2	76 Rosedale Avenue	CapeCod	3	2.0	13	\$625,000	\$625,000	\$712,000	113.92%	\$492,400	1.45
3	8 S Oak Court	Colonial	3	1.1	9	\$699,000	\$699,000	\$725,000	103.72%	\$453,500	1.60
4	64 Shadylawn Drive	CapeCod	3	2.0	9	\$689,900	\$689,900	\$725,000	105.09%	\$430,400	1.68
5	70 Valley Road	CapeCod	3	1.1	25	\$699,000	\$699,000	\$725,000	103.72%	\$467,300	1.55
6	352 Woodland Road	Ranch	3	1.1	20	\$600,000	\$600,000	\$751,000	125.17%	\$475,500	1.58
7	9 Stonehedge Lane	SplitLev	4	2.1	16	\$890,000	\$890,000	\$865,000	97.19%	\$545,300	1.59
8	15 Treadwell Avenue	Ranch	3	2.0	24	\$925,000	\$925,000	\$930,000	100.54%	\$686,400	1.35
9	1 Lewis Drive	Ranch	4	3.0	16	\$999,000	\$999,000	\$1,050,000	105.11%	\$545,200	1.93
10	3 Rosemont Avenue	CapeCod	4	2.1	15	\$965,000	\$965,000	\$1,075,000	111.40%	\$534,800	2.01
11	102 Greenwood Avenue	Victrian	4	3.1	25	\$1,150,000	\$1,150,000	\$1,119,000	97.30%	\$639,200	1.75
12	25 Ridgedale Ave U 20	OneFloor	3	2.1	33	\$1,290,000	\$1,290,000	\$1,250,000	96.90%	\$762,300	1.64
13	21 Stafford Drive	Colonial	4	2.1	18	\$1,199,000	\$1,199,000	\$1,325,000	110.51%	\$850,700	1.56
14	62 Noe Avenue	Colonial	4	3.1	20	\$1,325,000	\$1,325,000	\$1,575,000	118.87%	\$945,500	1.67
15	10 Rosewood Drive	Colonial	6	5.1	70	\$1,899,000	\$1,899,000	\$1,890,000	99.53%	New	
16	6 Coursen Way	Custom	5	4.1	9	\$2,099,000	\$2,099,000	\$2,116,500	100.83%	Renovated	
<b>AVERAGE</b>					22	\$1,043,931	\$1,043,931	\$1,087,406	104.80%		1.64

### "Active" Listings in Madison

Number of Units: 9  
 Average List Price: \$1,769,189  
 Average Days on Market: 51

### "Under Contract" Listings in Madison

Number of Units: 12  
 Average List Price: \$951,067  
 Average Days on Market: 56

# Madison 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27	85	60	15	25	25	25	22					30
List Price	\$737,083	\$1,624,250	\$1,072,625	\$1,294,111	\$1,462,000	\$1,228,000	\$1,172,433	\$1,043,931					\$1,178,222
Sales Price	\$734,333	\$1,680,750	\$1,129,813	\$1,434,068	\$1,557,375	\$1,297,769	\$1,223,783	\$1,087,406					\$1,241,838
SP:LP%	99.54%	106.28%	104.23%	111.51%	109.45%	106.80%	105.57%	104.80%					106.11%
SP to AV	1.37	1.73	1.42	1.61	1.66	1.71	1.68	1.64					1.63
# Units Sold	6	4	8	9	8	13	18	16					82
3 Mo Rate of Ab	0.96	1.17	1.83	2.69	2.50	1.45	0.71	0.89					1.53
Active Listings	6	7	10	14	17	13	10	9					11
Under Contracts	10	18	14	22	30	28	23	12					20

## Flashback! YTD 2023 vs YTD 2024

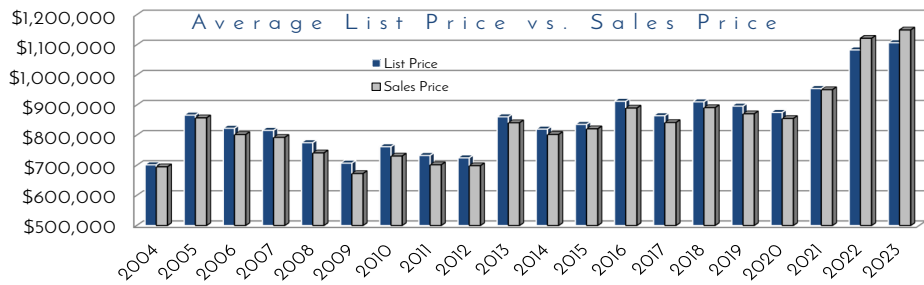
YTD	2023	2024	% Change
DOM	20	30	46.43%
Sales Price	\$1,160,889	\$1,241,838	6.97%
LP:SP	104.66%	106.11%	1.38%
SP:AV	1.55	1.63	4.77%

Prominent Properties

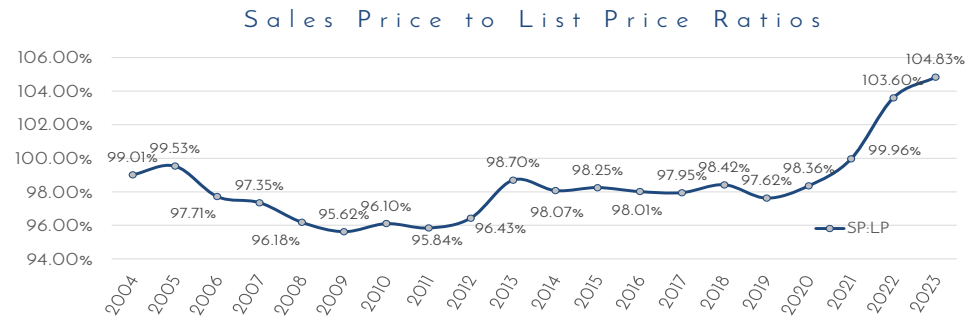
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	108	82	-24.07%
Rate of Ab 3 mo	1.84	1.53	-16.95%
Actives	19	11	-43.05%
Under Contracts	26	20	-23.79%

## Madison Yearly Market Trends

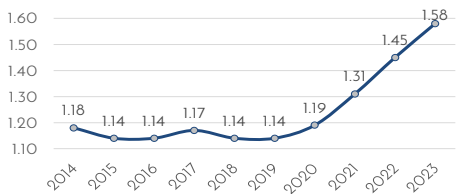


## Madison Yearly Market Trends

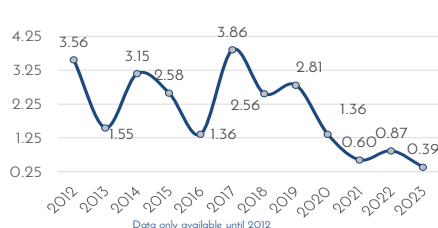


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083105	\$1070006
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,351	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100	\$1121801	\$1149429

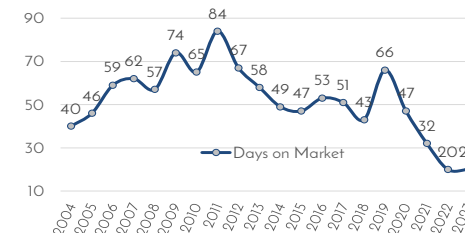
### Sales Price to Assessed Value Ratio



### 12Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

