

# Madison

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Valley Road	CapeCod	3	1.1	35	\$640,000	\$640,000	\$620,000	96.88%	\$463,000	1.34
2	9 Rolling Hill Court	TwndEndUn	3	2.2	1	\$875,000	\$875,000	\$875,000	100.00%	\$608,600	1.44
3	9 Coursen Way	Bi-Level	4	3.0	51	\$1,099,000	\$999,000	\$999,999	100.10%	\$542,500	1.84
4	50 Dean Street	Colonial	4	2.1	14	\$1,075,000	\$1,075,000	\$1,300,000	120.93%	Renovated	
5	6 Independence Court	Colonial	5	4.1	84	\$1,749,000	\$1,649,000	\$1,660,000	100.67%	\$1,209,000	1.37
6	4 Stonegate Court	Colonial	4	3.1	20	\$1,719,000	\$1,719,000	\$1,805,000	105.00%	\$1,102,100	1.64
7	157 Ridgedale Avenue	Colonial	6	5.1	90	\$2,299,000	\$2,199,000	\$2,100,000	95.50%		
8	55 West Lane	Colonial	5	5.1	16	\$2,499,000	\$2,499,000	\$2,495,000	99.84%	\$1,552,500	1.61
9	25 Cross Gates Road	Colonial	5	3.3	12	\$2,550,000	\$2,550,000	\$2,500,000	98.04%	\$1,545,100	1.62
10	91 Woodland Road	Colonial	6	5.1	1	\$2,599,950	\$2,599,950	\$2,599,950	100.00%	New	
11	50 East Lane	Colonial	7	7.1	1	\$3,550,000	\$3,550,000	\$3,550,000	100.00%	New	
<b>AVERAGE</b>					30	\$1,877,723	\$1,850,450	\$1,864,086	101.54%		1.55

### "Active" Listings in Madison

Number of Units: 3  
 Average List Price: \$2,263,000  
 Average Days on Market: 35

### "Under Contract" Listings in Madison

Number of Units: 16  
 Average List Price: \$1,441,244  
 Average Days on Market: 48

# 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	24	23	28	30	29
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	\$797,380	\$1,111,967	\$1,174,000	\$1,850,450	\$1,218,548
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	\$893,900	\$1,134,644	\$1,215,615	\$1,864,086	\$1,273,500
SP:LP%	99.54%	106.28%	104.23%	111.51%	109.45%	106.80%	105.57%	104.80%	110.52%	104.35%	104.45%	101.54%	105.56%
SP to AV	1.37	1.73	1.42	1.61	1.66	1.71	1.68	1.64	1.64	1.57	1.73	1.55	1.63
# Units Sold	6	4	8	9	8	13	18	16	5	9	13	11	120
3 Mo Rate of Ab	0.96	1.17	1.83	2.69	2.50	1.45	0.71	0.89	1.25	1.50	1.00	0.27	1.35
Active Listings	6	7	10	14	17	13	10	9	16	12	7	3	10
Under Contracts	10	18	14	22	30	28	23	12	16	19	19	16	19

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	20	29	41.57%
Sales Price	\$1,149,429	\$1,273,500	10.79%
LP:SP	104.83%	105.56%	0.70%
SP:AV	1.58	1.63	3.19%

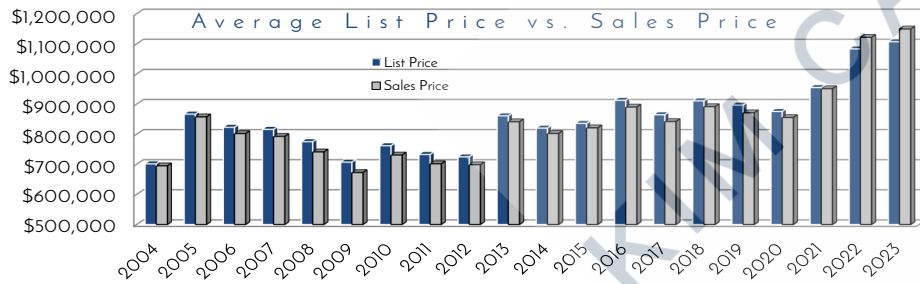
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	144	120	-16.67%
Rate of Ab 3 mo	1.70	1.35	-20.61%
Actives	18	10	-40.95%
Under Contracts	22	19	-12.36%

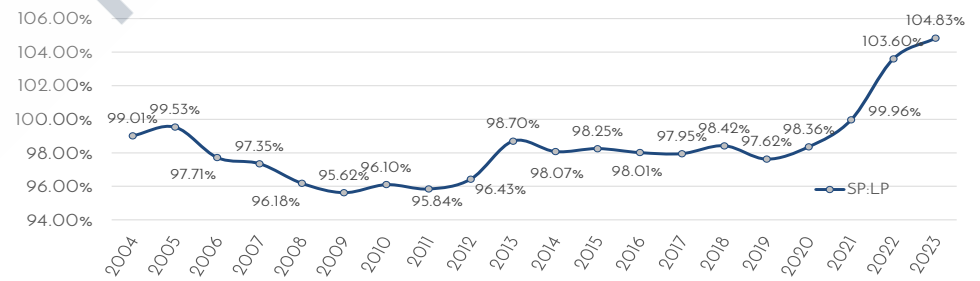
## Madison Yearly Market Trends

Average List Price vs. Sales Price

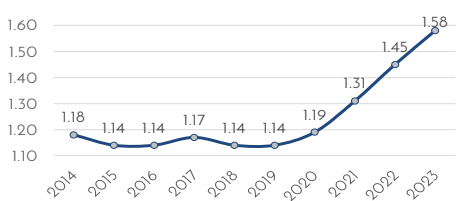


## Madison Yearly Market Trends

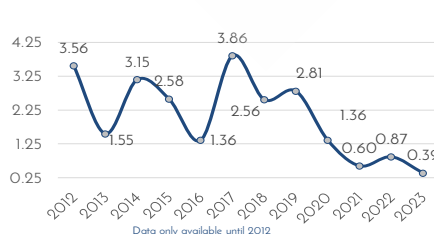
Sales Price to List Price Ratios



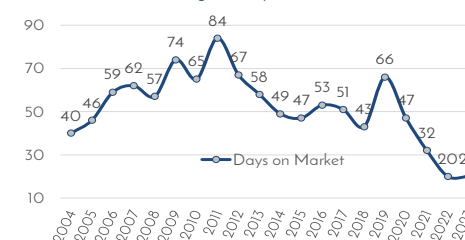
Sales Price to Assessed Value Ratio



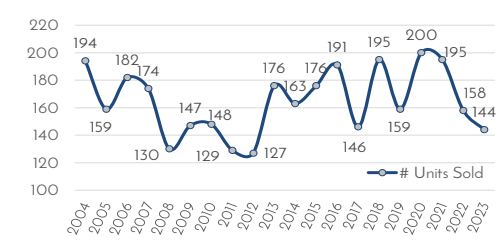
12Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2013 Madison Tax Re Evaluation