

Madison

July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	84 Ridgedale Avenue	Colonial	2	1.0	14	\$549,000	\$549,000	\$568,000	103.46%	\$379,700	1.50
2	117 Hempstead Court	TwnIntUn	3	2.1	13	\$699,000	\$699,000	\$775,000	110.87%	\$513,600	1.51
3	19 Wayne Boulevard	CapeCod	4	2.0	13	\$750,000	\$750,000	\$817,700	109.03%	\$409,700	2.00
4	190 Central Avenue	Ranch	3	2.0	21	\$799,900	\$799,900	\$820,000	102.51%	\$492,400	1.67
5	31 Niles Avenue	Colonial	3	1.1	10	\$699,000	\$699,000	\$865,000	123.75%	\$448,900	1.93
6	30 Roscoe Avenue	Bi-Level	4	2.1	12	\$789,000	\$789,000	\$870,000	110.27%	\$467,900	1.86
7	49 Park Avenue	Victrian	10	6.1	1	\$900,000	\$900,000	\$900,000	100.00%	\$500,000	1.80
8	26 Hoyt Street	CapeCod	3	2.0	9	\$889,000	\$889,000	\$940,000	105.74%	\$520,400	1.81
9	34 Morris Place	SplitLev	4	2.0	40	\$989,000	\$989,000	\$960,000	97.07%	\$583,700	1.64
10	198 Central Avenue	Colonial	4	3.0	30	\$1,151,000	\$1,050,000	\$1,016,000	96.76%	\$623,700	1.63
11	17 Ferndale Road	Colonial	3	2.0	6	\$995,000	\$995,000	\$1,200,000	120.60%	\$672,200	1.79
12	6 Bittenheim Terrace	Colonial	4	2.1	34	\$1,388,000	\$1,388,000	\$1,300,000	93.66%	\$1,175,000	1.11
13	3 Parkside Avenue	Colonial	5	4.1	62	\$1,650,000	\$1,499,888	\$1,450,000	96.67%	New	
14	14 Lawrence Road	Colonial	4	3.2	14	\$1,465,000	\$1,465,000	\$1,515,000	103.41%	\$923,700	1.64
15	16 Crestview Avenue	Custom	4	3.2	16	\$1,495,000	\$1,495,000	\$1,755,000	117.39%	\$917,300	1.91
16	15 Woodcliff Drive	Colonial	4	4.1	9	\$1,699,000	\$1,699,000	\$1,938,888	114.12%	New	
17	8 Harwood Drive	Colonial	5	3.0	36	\$2,199,000	\$2,099,000	\$2,037,500	97.07%	\$1,430,100	1.42
18	7 Hoyt Street	Colonial	6	5.1	107	\$2,550,000	\$2,349,000	\$2,300,000	97.91%	New	
AVERAGE					25	\$1,203,106	\$1,172,433	\$1,223,783	105.57%		1.68

"Active" Listings in Madison

Number of Units: 10
 Average List Price: \$1,504,580
 Average Days on Market: 31

"Under Contract" Listings in Madison

Number of Units: 23
 Average List Price: \$1,055,91
 Average Days on Market: 39

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						32
List Price	\$737,083	\$1,624,250	\$1,072,625	\$1,294,111	\$1,462,000	\$1,228,000	\$1,172,433						\$1,210,777
Sales Price	\$734,333	\$1,680,750	\$1,129,813	\$1,434,068	\$1,557,375	\$1,297,769	\$1,223,783						\$1,279,276
SP:LP%	99.54%	106.28%	104.23%	111.51%	109.45%	106.80%	105.57%						106.43%
SP to AV	1.37	1.73	1.42	1.61	1.66	1.71	1.68						1.62
# Units Sold	6	4	8	9	8	13	18						66
3 Mo Rate of Ab	0.96	1.17	1.83	2.69	2.50	1.45	0.71						1.62
Active Listings	6	7	10	14	17	13	10						11
Under Contracts	10	18	14	22	30	28	23						21

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	21	32	51.46%
Sales Price	\$1,151,347	\$1,279,276	11.11%
LP:SP	104.86%	106.43%	1.50%
SP:AV	1.57	1.62	3.13%

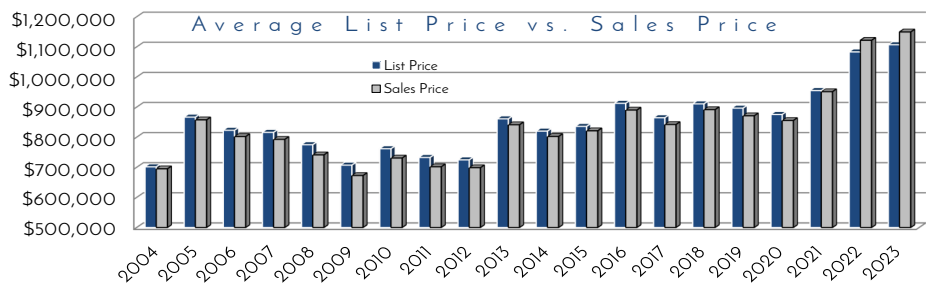
Prominent Properties

Sotheby's

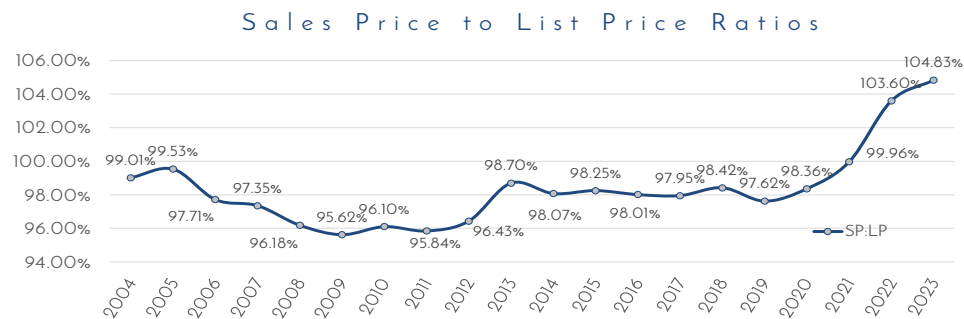
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	86	66	-23.26%
Rate of Ab 3 mo	1.96	1.77	-9.67%
Actives	19	11	-42.10%
Under Contracts	28	20	-27.01%

Madison Yearly Market Trends

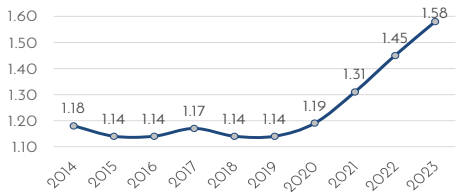


Madison Yearly Market Trends

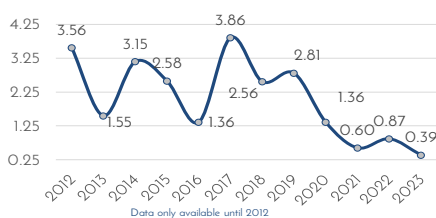


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083105	\$1107006
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

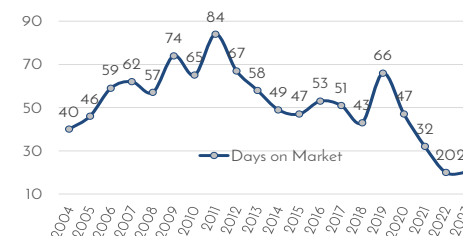
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

