

# Madison

## October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Durwood Place	Colonial	3	1.1	15	\$675,000	\$675,000	\$685,000	101.48%	\$461,800	1.48
2	280 Kings Road	CapeCod	4	3.0	9	\$599,900	\$599,900	\$757,900	126.34%	\$423,300	1.79
3	2 Shadylawn Drive	CapeCod	4	2.0	93	\$850,000	\$789,900	\$800,000	101.28%	\$393,800	2.03
4	11 Court Place	CapeCod	3	2.0	9	\$699,000	\$699,000	\$805,000	115.16%	\$518,500	1.55
5	33 Green Village Road U3495	OneFloor	2	2.1	8	\$950,000	\$950,000	\$989,000	104.11%	\$840,800	1.18
6	33 Green Village Road U4301	MultiFlr	3	3.0	17	\$1,250,000	\$1,250,000	\$1,150,000	92.00%	\$824,600	1.39
7	7 Coursen Way	Custom	6	3.1	15	\$1,399,900	\$1,399,900	\$1,399,900	100.00%	Renovated	
8	365 Woodland Road	Colonial	5	5.1	9	\$1,649,000	\$1,649,000	\$1,625,000	98.54%	Renovated	
9	28 Union Hill Road	Colonial	5	3.2	36	\$2,150,000	\$1,995,000	\$2,000,000	100.25%	\$1,263,000	1.58
<b>AVERAGE</b>					23	\$1,135,867	\$1,111,967	\$1,134,644	104.35%		1.57

### "Active" Listings in Madison

Number of Units: 12  
 Average List Price: \$1,752,083  
 Average Days on Market: 33

### "Under Contract" Listings in Madison

Number of Units: 19  
 Average List Price: \$1,395,000  
 Average Days on Market: 41

# 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			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			\$1,152,175
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			\$1,213,667
SP:LP%	99.54%	106.28%	104.23%	111.51%	109.45%	106.80%	105.57%	104.80%	110.52%	104.35%			106.17%
SP to AV	1.37	1.73	1.42	1.61	1.66	1.71	1.68	1.64	1.64	1.57			1.62
# Units Sold	6	4	8	9	8	13	18	16	5	9			96
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			1.50
Active Listings	6	7	10	14	17	13	10	9	16	12			11
Under Contracts	10	18	14	22	30	28	23	12	16	19			19

## Flashback! YTD 2023 vs YTD 2024

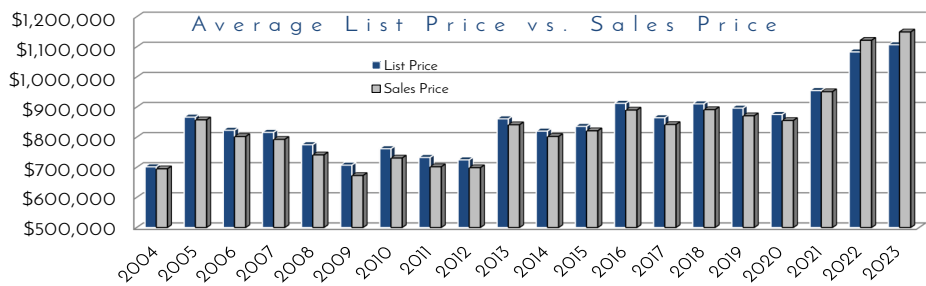
YTD	2023	2024	% Change
DOM	21	29	38.20%
Sales Price	\$1,154,868	\$1,213,667	5.09%
LP:SP	104.71%	106.17%	1.40%
SP:AV	1.55	1.62	4.51%

Prominent Properties

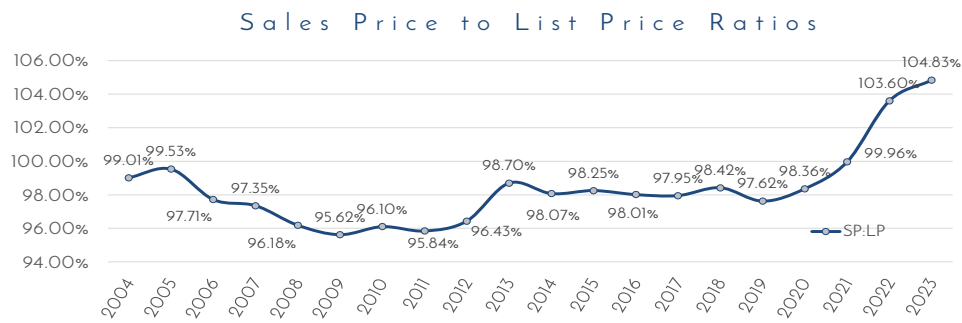
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	124	96	-22.58%
Rate of Ab 3 mo	1.77	1.50	-15.68%
Actives	19	11	-40.31%
Under Contracts	24	19	-18.99%

## Madison Yearly Market Trends

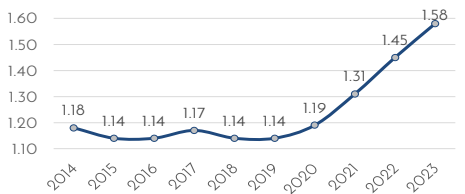


## Madison Yearly Market Trends

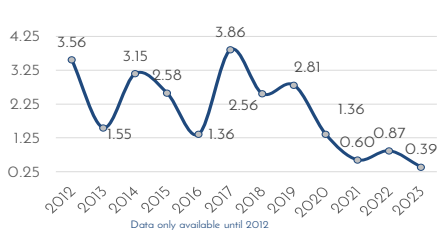


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083,105	\$1107,006
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100	\$1121,801	\$1149,429

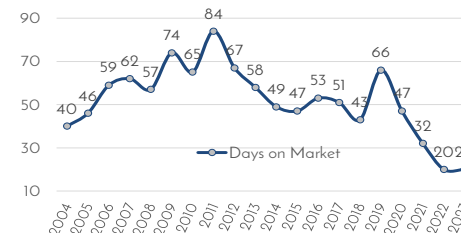
### Sales Price to Assessed Value Ratio



### 12Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

