

# Madison

## March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	318 Main Street U9	TwnIntUn	1	1.1	23	\$499,900	\$499,900	\$507,000	101.42%	\$375,400	1.35
2	18 Belmont Avenue	Colonial	3	1.0	15	\$579,000	\$579,000	\$750,000	129.53%	\$370,200	2.03
3	33 Green Village Road 4406	TwnIntUn	2	2.0	18	\$890,000	\$890,000	\$875,000	98.31%	\$731,400	1.20
4	27 Hoyt Street	Colonial	3	1.1	8	\$799,000	\$799,000	\$881,000	110.26%	\$462,200	1.91
5	60 Shadylawn Drive	CapeCod	3	3.0	17	\$789,000	\$789,000	\$911,000	115.46%	\$410,100	2.22
6	20 Stonehedge Lane	Bi-Level	4	2.1	9	\$895,000	\$895,000	\$1,215,000	135.75%	\$514,700	2.36
7	393 Woodland Road	Colonial	8	4.0	92	\$1,300,000	\$1,500,000	\$1,600,000	106.67%	\$942,000	1.70
8	58 Lathrop Avenue	Colonial	5	4.1	15	\$1,599,000	\$1,599,000	\$1,730,080	108.20%	\$819,000	2.11
9	9 Roscoe Avenue	Colonial	5	4.1	63	\$1,995,000	\$1,995,000	\$1,900,000	95.24%	New	
AVERAGE					29	\$1,038,433	\$1,060,656	\$1,152,120	111.21%	\$578,125	1.86

### "Active" Listings in Madison

Number of Units: 12  
 Average List Price: \$1,827,667  
 Average Days on Market: 24

### "Under Contract" Listings in Madison

Number of Units: 11  
 Average List Price: \$1,355,364  
 Average Days on Market: 18

# Madison 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	20	114	29										39
List Price	\$1,495,727	\$1,243,225	\$1,060,656										\$1,290,492
Sales Price	\$1,586,147	\$1,228,500	\$1,152,120										\$1,363,779
SP:LP%	107.57%	99.07%	111.21%										107.52%
SP to AV	1.74	1.60	1.86										1.77
# Units Sold	11	4	9										24
3 Mo Rate of Ab	0.86	0.62	1.29										0.92
Active Listings	9	6	12										9
Under Contracts	10	15	11										12

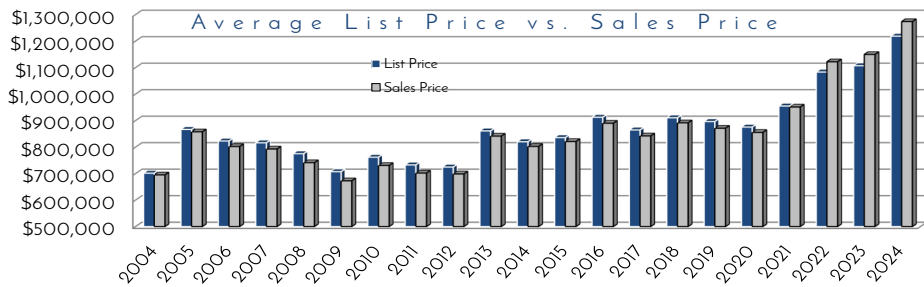
## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	54	39	-27.91%
Sales Price	\$1,120,417	\$1,363,779	21.72%
LP:SP	103.12%	107.52%	4.26%
SP:AV	1.45	1.77	21.56%

Prominent  
Properties  
**Sotheby's**  
INTERNATIONAL REALTY

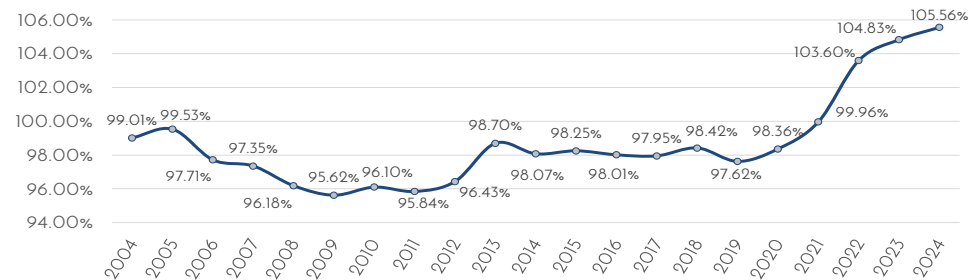
YTD	2024	2025	% Change
# Units Sold	18	24	33.33%
Rate of Ab 3 mo	1.32	0.92	-30.05%
Actives	8	9	17.39%
Under Contracts	14	12	-14.29%

## Madison Yearly Market Trends

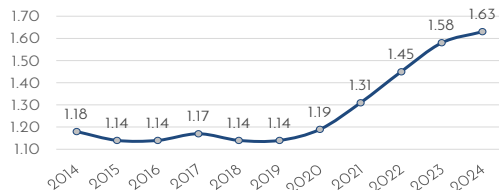


## Madison Yearly Market Trends

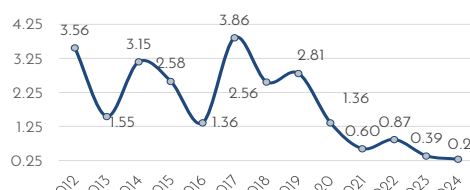
### Sales Price to List Price Ratios



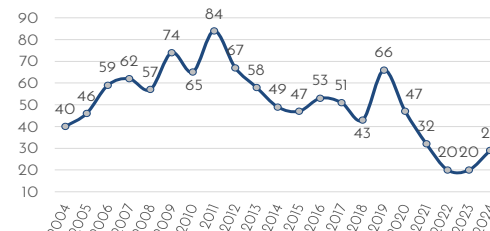
### Sales Price to Assessed Value Ratio



### 12Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

