



Madison

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	69 Derby Court	TwnIntUn	2	2.1	8	\$585,000	\$585,000	\$592,500	101.28%	\$425,800	1.39
2	190 Shunpike Road	Colonial	4	2.0	106	\$725,000	\$655,000	\$610,000	93.13%	\$502,300	1.21
3	17 Rosemont Avenue	Colonial	3	2.0	101	\$770,000	\$749,000	\$715,000	95.46%	\$483,900	1.48
4	4 Avery Court	TwnIntUn	3	2.1	15	\$699,000	\$699,000	\$716,000	102.43%	\$516,200	1.39
5	63 Greenwood Avenue	Colonial	3	1.1	12	\$715,000	\$715,000	\$800,000	111.89%		
6	15 Noe Avenue	Ranch	3	2.1	12	\$980,000	\$980,000	\$1,150,000	117.35%	\$837,600	1.37
7	20 Roscoe Avenue	Custom	4	4.1	214	\$1,599,000	\$1,599,000	\$1,700,000	106.32%	\$480,100	
8	27 Lawrence Road	Colonial	6	5.1	9	\$2,599,000	\$2,599,000	\$2,755,000	106.00%	\$1,672,200	1.65
AVERAGE					60	\$1,084,000	\$1,072,625	\$1,129,813	104.23%		1.42

Active Listings in Madison

Number of Units: 10
 Average List Price: \$1,656,600
 Average Days on Market: 47

Under Contract Listings in Madison

Number of Units: 14
 Average List Price: \$1,431,286
 Average Days on Market: 25

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										54
List Price	\$737,083	\$1,624,250	\$1,072,625										\$1,083,361
Sales Price	\$734,333	\$1,680,750	\$1,129,813										\$1,120,417
SP:LP%	99.54%	106.28%	104.23%										103.12%
SP to AV	1.37	1.73	1.42										1.45
# Units Sold	6	4	8										18
3 Mo Rate of Ab	0.96	1.17	1.83										1.32
Active Listings	6	7	10										8
Under Contracts	10	18	14										14

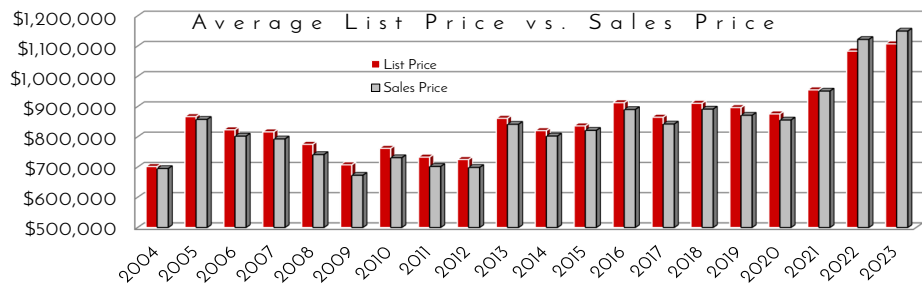
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	33.9	54.3	60.42%
Sales Price	\$1,059,822	\$1,120,417	5.72%
LP:SP	100.21%	103.12%	2.91%
SP:AV	1.42	1.45	2.63%



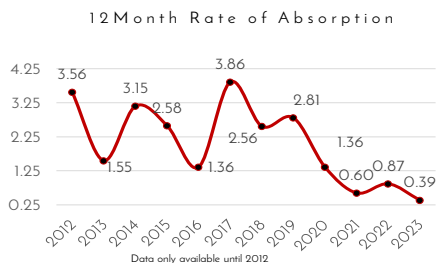
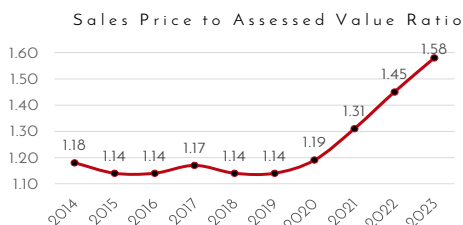
YTD	2023	2024	% Change
# Units Sold	23	18	-21.74%
Rate of Ab 3 mo	2.63	1.32	-49.81%
Actives	17	8	-55.77%
Under Contracts	25	14	-43.24%

Madison Yearly Market Trends

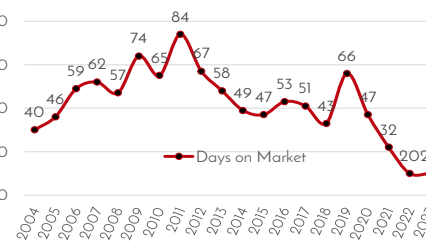


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083,105	\$1,070,006
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	\$1,112,801	\$1,149,429

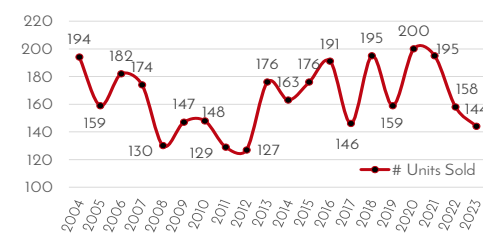
Madison Yearly Market Trends



Average Days on Market



Number of Units Sold



*2013 Madison Tax Re Evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.