

# Madison

## March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Elm Street	RanchRas	3	2.0	155	\$525,000	\$450,000	\$410,000	91.11%	\$400,500	1.02
2	40 Niles Avenue	Colonial	4	1.1	129	\$475,000	\$445,000	\$448,455	100.78%	\$459,400	0.98
3	102 Greenwich Court	TwnIntUn	2	2.1	10	\$515,000	\$515,000	\$505,000	98.06%	\$470,200	1.07
4	21 Lorraine Road	Colonial	4	2.1	168	\$699,000	\$669,000	\$650,000	97.16%	\$613,800	1.06
5	2 Klara Court	TwnEndUn	3	2.1	9	\$699,000	\$699,000	\$700,000	100.14%	\$570,100	1.23
6	19 Pine Avenue	Colonial	5	2.0	18	\$769,000	\$769,000	\$745,000	96.88%	\$571,900	1.30
7	12 Baumgartner Drive	Colonial	4	2.1	86	\$849,000	\$849,000	\$825,000	97.17%	\$858,000	0.96
8	25 Alexander Avenue	Colonial	3	3.1	17	\$998,000	\$998,000	\$995,000	99.70%	\$558,400	1.78
9	11 Olde Greenhouse Lane	Colonial	6	5.1	78	\$1,749,000	\$1,749,000	\$1,652,000	94.45%	\$1,772,600	0.93
10	80 Green Avenue	Colonial	5	3.2	8	\$1,674,000	\$1,674,000	\$1,679,000	100.30%	\$1,259,500	1.33
AVERAGE					68	\$895,200	\$881,700	\$860,946	97.58%		1.17

### "ACTIVE" Listings in Madison

**Number of Units:** 33  
**Average List Price:** \$1,155,127  
**Average Days on Market:** 50

### "UNDER CONTRACT" Listings in Madison

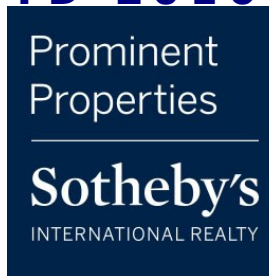
**Number of Units:** 27  
**Average List Price:** \$900,096  
**Average Days on Market:** 42

# Madison 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62	75	68										69
List Price	\$754,357	\$848,156	\$881,700										\$835,804
Sales Price	\$731,571	\$787,511	\$860,946										\$800,694
Sales Price as a % of List Price	98.19%	94.49%	97.58%										96.67%
Sales Price to Assessed Value	1.08	1.12	1.17										1.13
# Units Sold	7	9	10										26
Active Listings	24	32	33										30
Under Contracts	18	19	27										21

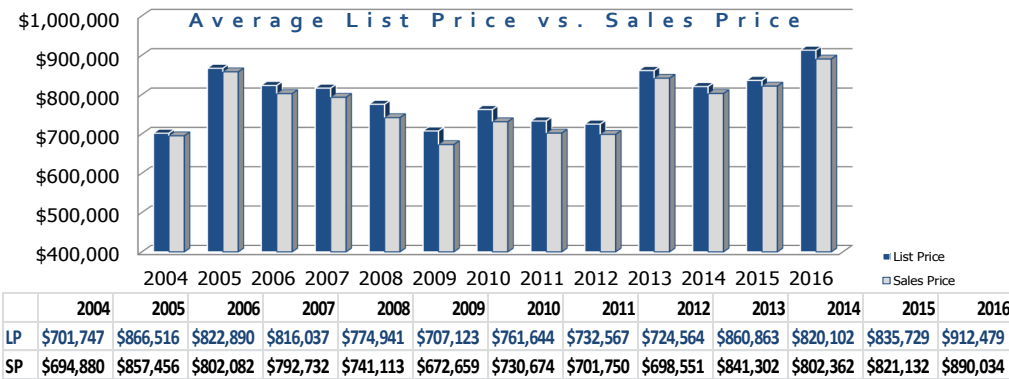
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	69	69	-0.63%
Sales Price	\$845,409	\$800,694	-5.29%
Assessed Value to Sales Price	1.04	1.13	8.36%

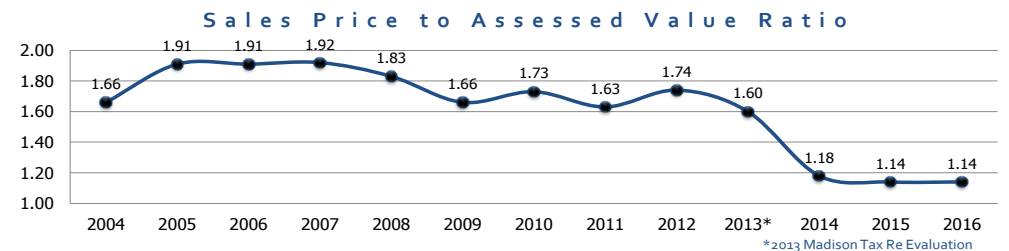
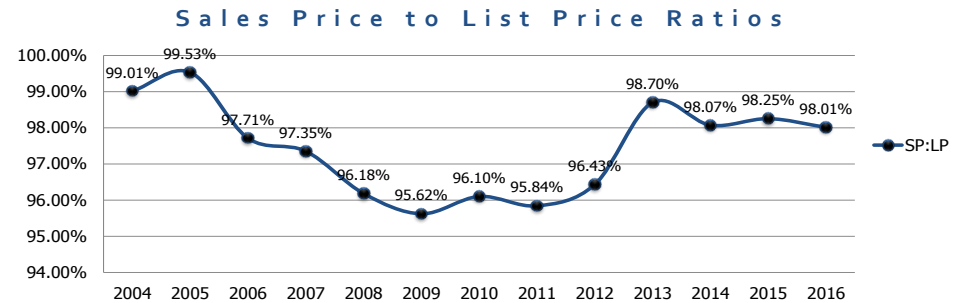


	2016	2017	% Change
# Units Sold	22	26	18.18%
Active Listings	65	33	-49.23%
Under Contracts	45	27	-40.00%

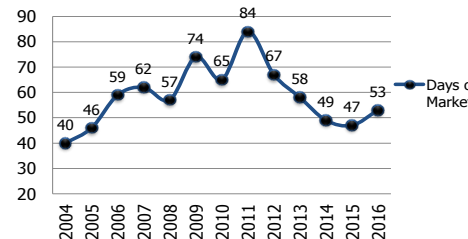
### Madison Yearly Market Trends



### Madison Yearly Market Trends



### Average Days on Market



### Number of Units Sold

