

Madison

July 2017 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	TwnIntUn	2	2.1	18	\$399,000	\$399,000	\$399,000	100.00%	\$368,400	1.08
2	2 Myrtle Avenue	CapeCod	4	1.1	12	\$439,900	\$439,900	\$440,000	100.02%	\$364,700	1.21
3	318 Main Street	TwnEndUn	2	2.1	56	\$485,000	\$469,000	\$460,000	98.08%	\$380,300	1.21
4	60 Cambridge Court	TwnIntUn	2	2.1	86	\$485,000	\$469,000	\$465,000	99.15%	\$415,200	1.12
5	14 Alexander Avenue	SeeRem	4	1.0	14	\$519,400	\$519,400	\$478,909	92.20%	\$465,600	1.03
6	121 Greenwood Avenue	Colonial	3	1.1	14	\$565,000	\$565,000	\$565,000	100.00%	\$457,500	1.23
7	2 Ridgedale Avenue	Split Level	4	2.1	24	\$624,900	\$624,900	\$615,000	98.42%	\$362,800	1.70
8	15 Belmont Avenue	Colonial	3	1.0	5	\$625,000	\$625,000	\$630,000	100.80%	\$456,200	1.38
9	37 Rosedale Avenue	Colonial	4	2.1	20	\$625,000	\$625,000	\$637,500	102.00%	\$486,700	1.31
10	6 Klara Court	Colonial	3	2.1	7	\$659,000	\$659,000	\$660,000	100.15%	\$554,300	1.19
11	150 Central Avenue	Colonial	4	1.1	20	\$699,000	\$699,000	\$700,000	100.14%	\$594,400	1.18
12	12 Candlewood Drive	Split Level	4	2.1	28	\$799,900	\$799,900	\$795,000	99.39%	\$667,600	1.19
13	9 Westerly Avenue	Colonial	4	2.1	34	\$1,159,000	\$1,099,999	\$1,050,000	95.45%	\$704,100	1.49
14	302 Woodland Road	Ranch	4	4.2	16	\$1,199,000	\$1,199,000	\$1,199,000	100.00%	\$887,500	1.35
15	5 East Lane	Colonial	3	2.1	27	\$1,299,000	\$1,299,000	\$1,225,000	94.30%	\$969,100	1.26
16	33 Woodland Road	Colonial	4	3.1	117	\$1,385,000	\$1,355,000	\$1,290,000	95.20%	\$1,154,000	1.12
17	41 East Lane	Custom	5	4.1	167	\$1,549,000	\$1,395,000	\$1,325,000	94.98%	\$1,187,400	1.12
18	61 Valley Road	Colonial	5	4.2	54	\$1,469,000	\$1,399,000	\$1,390,000	99.36%		
19	17 Midwood Terrace	Colonial	5	3.2	75	\$1,685,000	\$1,499,000	\$1,400,000	93.40%	\$1,884,600	0.74
20	3 Keep Street	Colonial	6	5.0	28	\$1,525,000	\$1,525,000	\$1,450,000	95.08%		
21	17 Wyndehurst Drive	Colonial	5	3.2	39	\$1,595,000	\$1,595,000	\$1,550,000	97.18%	\$1,421,200	1.09
22	47 Garfield Avenue	Colonial	5	5.0	102	\$1,749,000	\$1,699,000	\$1,615,000	95.06%	\$1,425,000	1.13
23	3 Pomeroy Road	Colonial	5	4.1	35	\$1,830,000	\$1,789,000	\$1,766,170	98.72%	\$1,570,000	1.12
AVERAGE					43	\$1,016,091	\$989,048	\$961,112	97.79%		1.20

"ACTIVE" Listings in Madison

Number of Units: 50
 Average List Price: \$1,271,588
 Average Days on Market: 55

"UNDER CONTRACT" Listings in Madison

Number of Units: 33
 Average List Price: \$909,573
 Average Days on Market: 40

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	71	18	35	43						51
List Price	\$754,357	\$848,156	\$881,700	\$853,979	\$582,113	\$922,939	\$989,048						\$873,084
Sales Price	\$731,571	\$787,511	\$860,946	\$838,143	\$585,150	\$895,472	\$961,112						\$847,835
Sales Price as a % of List Price	98.19%	94.49%	97.58%	99.09%	101.29%	97.52%	97.79%						97.93%
Sales Price to Assessed Value	1.08	1.12	1.17	1.22	1.11	1.14	1.20						1.16
# Units Sold	7	9	10	14	8	18	23						89
Active Listings	24	32	33	45	55	50	46						41
Under Contracts	18	19	27	25	35	33	16						25

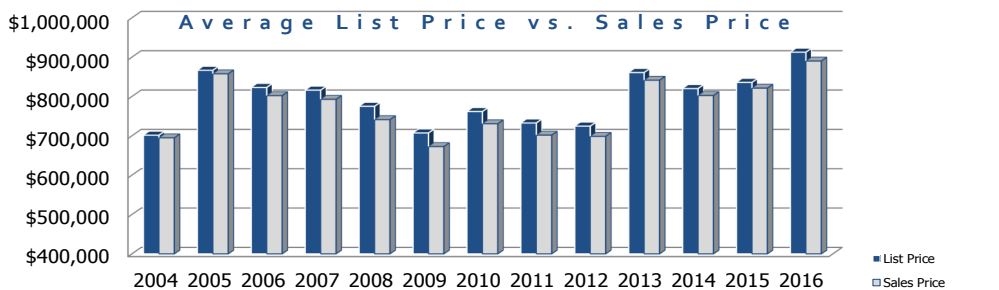
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	55	51	-7.21%
Sales Price	\$898,743	\$847,835	-5.66%
Sales Price to Assessed Value	1.12	1.16	3.21%

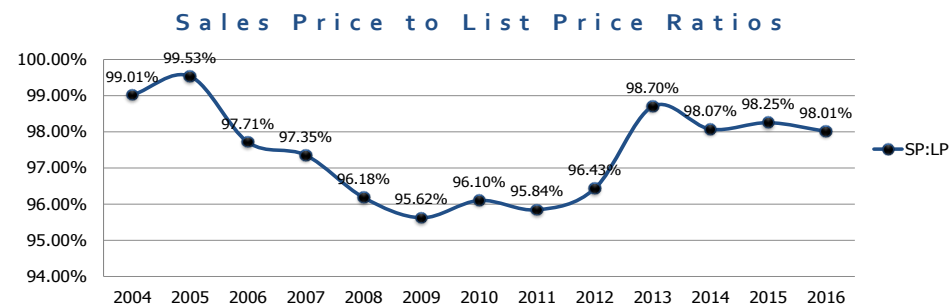


	2016	2017	% Change
# Units Sold	116	89	-23.28%
Active Listings	49	46	-6.12%
Under Contracts	28	16	-42.86%

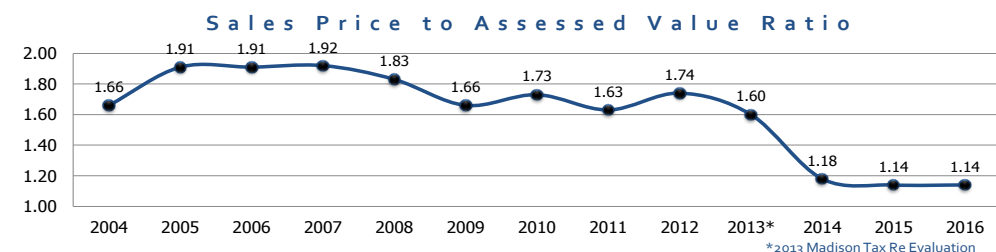
Madison Yearly Market Trends



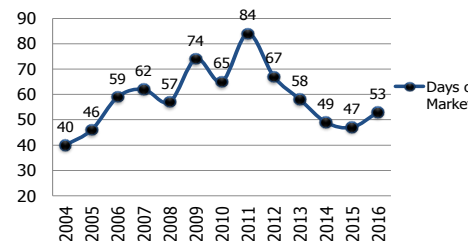
Madison Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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
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



Average Days on Market



Number of Units Sold

