

Madison

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Lathrop Avenue	Colonial	2	1.0	2	\$369,900	\$369,900	\$335,000	90.57%	\$454,700	0.74
2	194 Windsor Place	TwnIntUn	2	2.1	26	\$470,000	\$470,000	\$460,000	97.87%	\$451,500	1.02
3	12 Rosemont Avenue	Colonial	3	2.0	9	\$609,000	\$609,000	\$600,000	98.52%	\$458,200	1.31
4	35 Myrtle Avenue	CapeCod	3	3.0	13	\$615,000	\$615,000	\$609,000	99.02%	\$381,000	1.60
5	15 Rolling Hill Court	TwnEndUn	2	3.0	23	\$725,000	\$725,000	\$697,500	96.21%	\$592,200	1.18
6	52 Knollwood Avenue	Custom	4	3.0	29	\$924,900	\$924,900	\$870,000	94.06%	\$668,900	1.30
7	22 Redmond Drive	Colonial	3	2.1	20	\$875,000	\$875,000	\$877,750	100.31%	\$649,800	1.35
8	276 Kings Road	Split Level	4	2.1	21	\$930,000	\$930,000	\$905,000	97.31%	\$565,900	1.60
9	92 Garfield Avenue	Colonial	4	2.1	41	\$1,100,000	\$1,088,000	\$1,084,000	99.63%	\$1,156,300	0.94
10	35 Lawrence Road	Colonial	6	4.0	133	\$1,649,000	\$1,565,000	\$1,550,000	99.04%	\$1,308,200	1.18
11	16 Highland Avenue	Colonial	5	3.1	28	\$1,584,000	\$1,584,000	\$1,550,000	97.85%	\$1,301,800	1.19
AVERAGE					31	\$895,618	\$886,891	\$867,114	97.31%		1.22

"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	31					49
List Price	\$754,357	\$848,156	\$881,700	\$853,979	\$582,113	\$922,939	\$989,048	\$886,891					\$874,603
Sales Price	\$731,571	\$787,511	\$860,946	\$838,143	\$585,150	\$895,472	\$961,112	\$867,114					\$849,956
Sales Price as a % of List Price	98.19%	94.49%	97.58%	99.09%	101.29%	97.52%	97.79%	97.31%					97.86%
Sales Price to Assessed Value	1.08	1.12	1.17	1.22	1.11	1.14	1.20	1.22					1.17
# Units Sold	7	9	10	14	8	18	23	11					100
Active Listings	24	32	33	45	55	50	46	50					42
Under Contracts	18	19	27	25	35	33	16	17					24

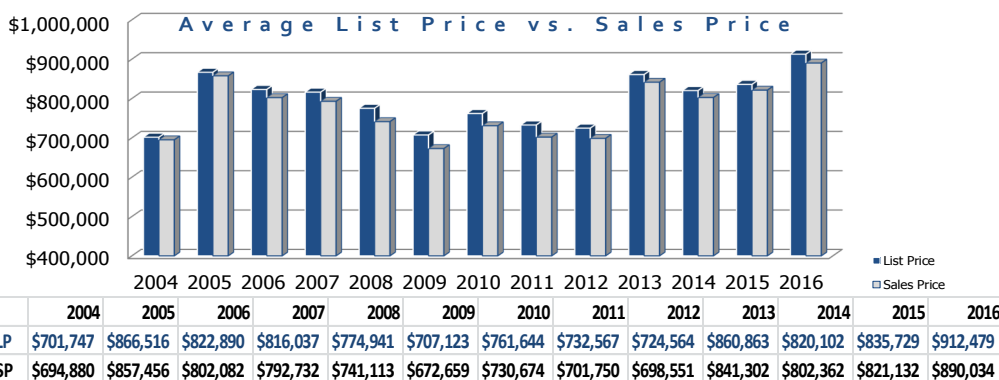
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	56	49	-13.17%
Sales Price	\$924,762	\$849,956	-8.09%
Sales Price to Assessed Value	1.13	1.17	2.95%

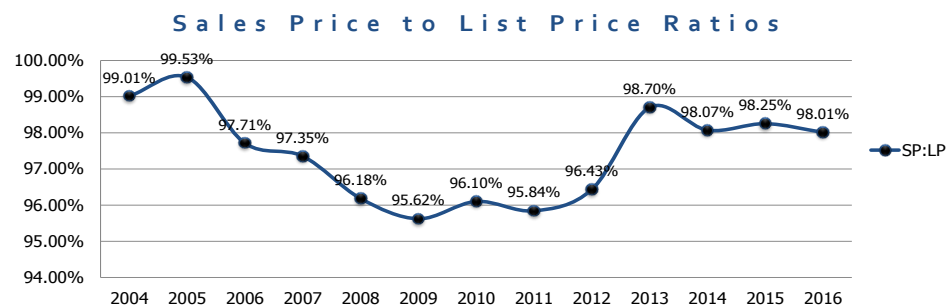


	2016	2017	% Change
# Units Sold	136	100	-26.47%
Active Listings	43	50	16.28%
Under Contracts	21	17	-19.05%

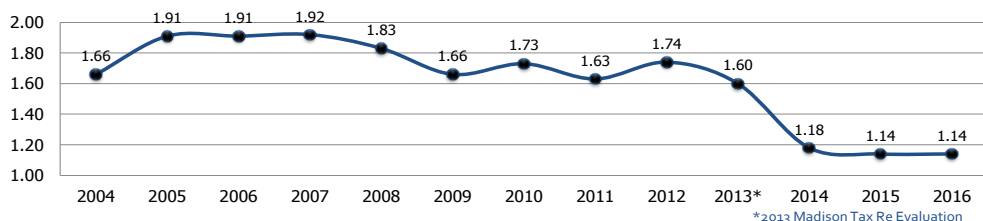
Madison Yearly Market Trends



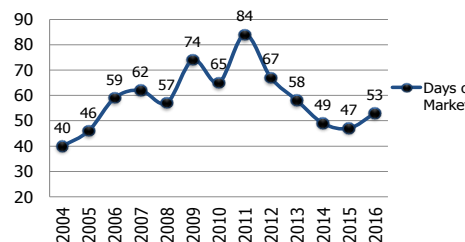
Madison Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

