

# Madison

## November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	91 Madison Avenue	CapeCod	3	2.0	173	\$549,000	\$449,000	\$424,000	94.43%	\$402,500	1.05
2	226 Central Avenue	Ranch	2	1.0	94	\$449,900	\$429,900	\$430,900	100.23%	\$389,400	1.11
3	53 Canterbury Road	Split Level	3	1.1	56	\$529,000	\$529,000	\$512,000	96.79%	\$527,800	0.97
4	15 Surrey Lane	Split Level	3	2.1	63	\$669,000	\$650,000	\$628,000	96.62%	\$491,400	1.28
5	17 Alexander Avenue	Colonial	3	1.1	11	\$647,500	\$647,500	\$715,000	110.42%	\$536,400	1.33
6	51 Chateau Thierry Avenue	Custom	4	3.1	150	\$950,000	\$875,000	\$825,000	94.29%	\$720,100	1.15
7	10 Nordling Lane	Colonial	4	2.1	35	\$1,425,000	\$1,425,000	\$1,360,000	95.44%	\$1,109,900	1.23
8	17 Vinton Road	Colonial	5	3.1	13	\$1,500,000	\$1,500,000	\$1,475,000	98.33%	\$1,037,400	1.42
AVERAGE					74	\$839,925	\$813,175	\$796,238	98.32%		1.19

### "ACTIVE" Listings in Madison

**Number of Units:** 54  
**Average List Price:** \$1,158,511  
**Average Days on Market:** 78

### "UNDER CONTRACT" Listings in Madison

**Number of Units:** 31  
**Average List Price:** \$942,552  
**Average Days on Market:** 53

# 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	54	58	74		52
List Price	\$754,357	\$848,156	\$881,700	\$853,979	\$582,113	\$922,939	\$989,048	\$886,891	\$762,870	\$910,390	\$813,175		\$864,830
Sales Price	\$731,571	\$787,511	\$860,946	\$838,143	\$585,150	\$895,472	\$961,112	\$867,114	\$740,500	\$873,600	\$796,238		\$839,894
Sales Price as a % of List Price	98.19%	94.49%	97.58%	99.09%	101.29%	97.52%	97.79%	97.31%	97.80%	96.07%	98.32%		97.75%
Sales Price to Assessed Value	1.08	1.12	1.17	1.22	1.11	1.14	1.20	1.22	1.15	1.24	1.19		1.17
# Units Sold	7	9	10	14	8	18	23	11	10	10	8		128
Active Listings	24	32	33	45	55	50	46	50	55	60	54		46
Under Contracts	18	19	27	25	35	33	16	17	22	23	31		24

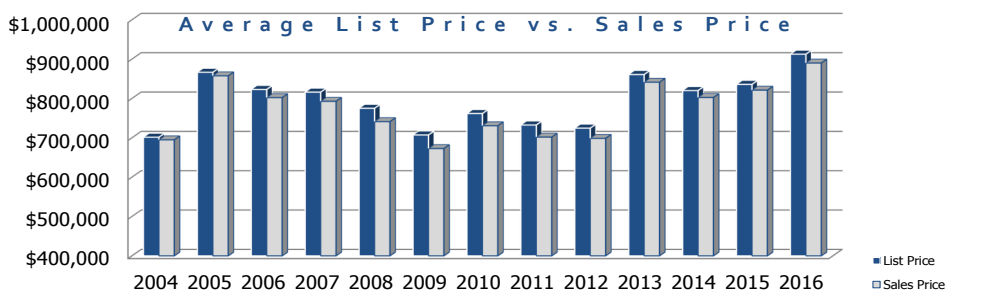
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	54	52	-3.73%
Sales Price	\$901,165	\$839,894	-6.80%
Sales Price to Assessed Value	1.14	1.17	3.10%

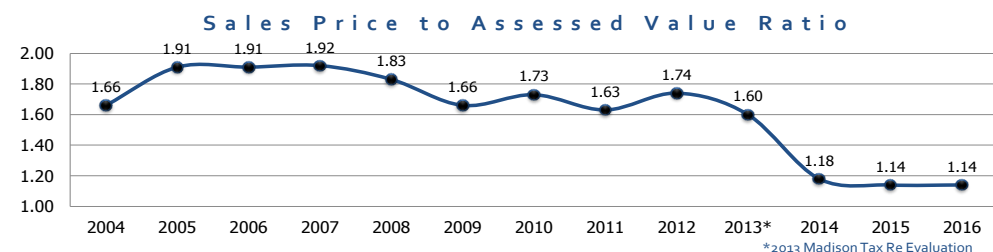


	2016	2017	% Change
# Units Sold	172	128	-25.58%
Active Listings	35	54	54.29%
Under Contracts	23	31	34.78%

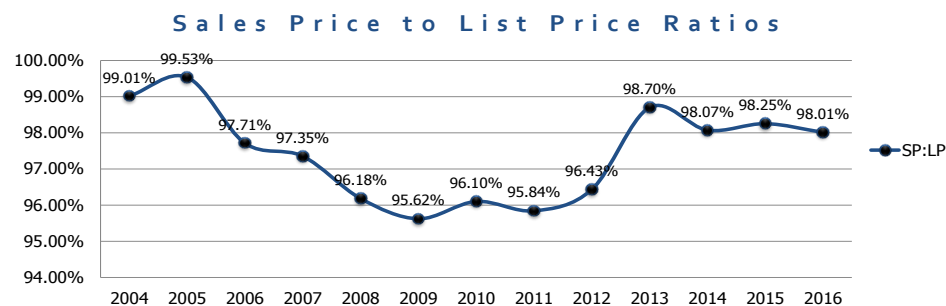
### Madison Yearly Market Trends



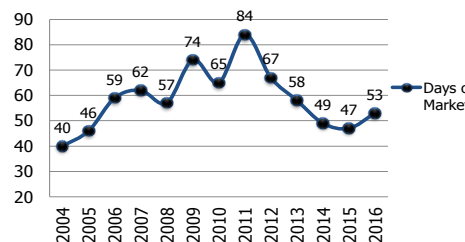
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034



### Madison Yearly Market Trends



### Average Days on Market



### Number of Units Sold

