

Madison

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	115 Park Avenue	Colonial	3	1.0	52	\$300,000	\$300,000	\$325,000	108.33%	\$274,800	1.18
2	21 Bedford Court	TwnIntUn	2	2.1	102	\$455,000	\$449,000	\$435,000	96.88%	\$416,000	1.05
3	43 Lathrop Avenue	Colonial	4	2.0	0	\$450,000	\$450,000	\$450,000	100.00%	\$490,700	0.92
4	8 Avery Court	TwnIntUn	2	2.1	68	\$469,900	\$469,900	\$452,500	96.30%	\$448,200	1.01
5	22 Bedford Court	TwnIntUn	3	2.1	72	\$475,000	\$475,000	\$455,000	95.79%	\$471,600	0.96
6	10 Brooklake Road	CapeCod	4	2.0	13	\$514,900	\$514,900	\$525,000	101.96%	\$368,200	1.43
7	190 Windsor Place	TwnEndUn	3	2.1	8	\$598,000	\$598,000	\$588,000	98.33%	\$529,800	1.11
8	16 Canterbury Road	Split Level	3	2.0	38	\$689,000	\$689,000	\$679,000	98.55%	\$571,900	1.19
9	49 Keep Street	CapeCod	3	2.1	73	\$739,000	\$739,000	\$730,000	98.78%	\$562,600	1.30
10	4 Lee Avenue	Colonial	3	1.1	7	\$699,000	\$699,000	\$750,000	107.30%	\$532,700	1.41
11	10 Cook Avenue Unit 3	TwnIntUn	3	3.1	43	\$875,000	\$835,000	\$776,000	92.93%	\$612,700	1.27
12	36 Beverly Road	Colonial	3	2.2	41	\$949,900	\$899,000	\$875,000	97.33%	\$856,700	1.02
13	22 Hillcrest Road	Colonial	5	4.0	163	\$1,195,000	\$995,000	\$925,000	92.96%	\$1,076,500	0.86
14	2 Forest Road	Colonial	5	3.2	9	\$1,000,000	\$1,000,000	\$999,000	99.90%	\$798,800	1.25
15	25 Green Hill Road	Colonial	4	2.1	10	\$989,000	\$989,000	\$999,999	101.11%	\$867,800	1.15
16	42 Grove Street	Colonial	4	2.1	15	\$1,199,000	\$1,199,000	\$1,240,000	103.42%	\$1,007,200	1.23
17	2 Beverly Road	Colonial	6	4.1	44	\$1,950,000	\$1,875,000	\$1,875,000	100.00%	\$1,679,700	1.12
18	49 Pomeroy Road	Colonial	5	6.1	24	\$2,350,000	\$2,350,000	\$2,350,000	100.00%	\$1,987,900	1.18
AVERAGE					43	\$883,206	\$862,544	\$857,194	99.44%		1.15

"ACTIVE" Listings in Madison

Number of Units: 49
 Average List Price: \$1,144,318
 Average Days on Market: 90

"UNDER CONTRACT" Listings in Madison

Number of Units: 12
 Average List Price: \$1,003,058
 Average Days on Market: 74

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	43	51
List Price	\$754,357	\$848,156	\$881,700	\$853,979	\$582,113	\$922,939	\$989,048	\$886,891	\$762,870	\$910,390	\$813,175	\$862,544	\$864,549
Sales Price	\$731,571	\$787,511	\$860,946	\$838,143	\$585,150	\$895,472	\$961,112	\$867,114	\$740,500	\$873,600	\$796,238	\$857,194	\$842,027
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%	99.44%	97.95%
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	1.15	1.17
# Units Sold	7	9	10	14	8	18	23	11	10	10	8	18	146
Active Listings	24	32	33	45	55	50	46	50	55	60	54	49	46
Under Contracts	18	19	27	25	35	33	16	17	22	23	31	12	23

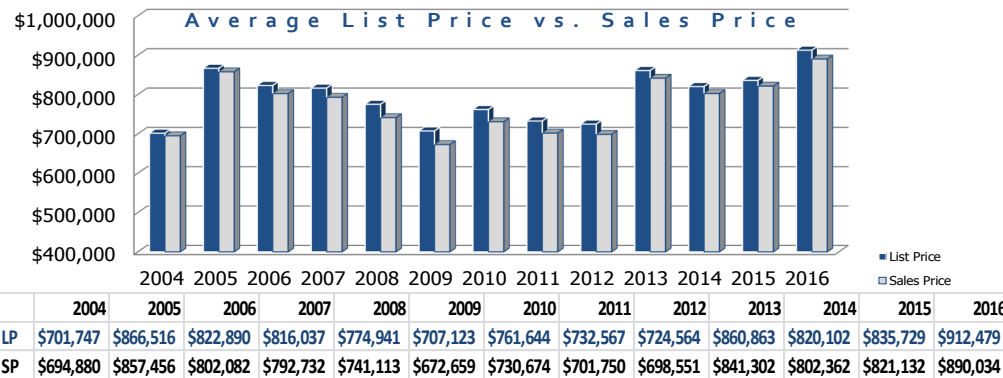
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	53	51	-5.16%
Sales Price	\$890,034	\$842,027	-5.39%
Sales Price to Assessed Value	1.14	1.17	2.66%

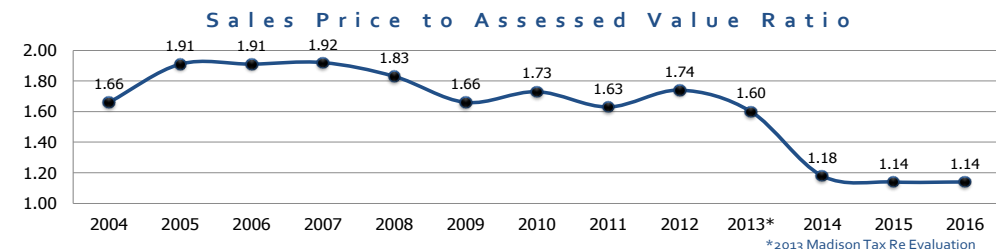


	2016	2017	% Change
# Units Sold	191	146	-23.56%
Active Listings	22	49	122.73%
Under Contracts	18	12	-33.33%

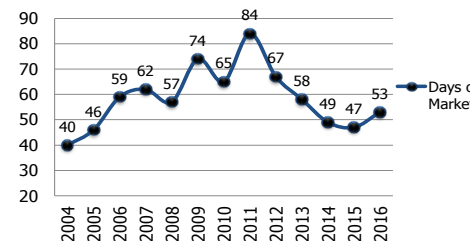
Madison Yearly Market Trends



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

