

# Madison

## January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Amelia Court	MultiFlr	3	2.1	178	\$695,000	\$598,000	\$537,500	89.88%	\$550,600	0.98
2	9 Highview Terrace	Colonial	3	2.1	55	\$879,000	\$869,000	\$875,000	100.69%	\$828,500	1.06
3	28 Woodland Road	Colonial	5	3.0	138	\$1,095,000	\$1,045,000	\$990,000	94.74%	\$1,006,000	0.98
4	19 Bruns Street	Colonial	4	3.1	53	\$1,149,000	\$1,149,000	\$1,066,500	92.82%		
5	58 Knollwood Avenue	Colonial	4	3.1	10	\$1,169,000	\$1,169,000	\$1,133,400	96.95%		
6	23 Stafford Drive	Colonial	5	4.2	54	\$1,285,000	\$1,285,000	\$1,285,000	100.00%	\$1,285,800	1.00
7	392 Woodland Road	Colonial	4	4.1	17	\$1,269,000	\$1,269,000	\$1,300,000	102.44%	\$1,000,200	1.30
8	24 Vinton Road	Colonial	5	4.1	73	\$1,489,000	\$1,399,000	\$1,320,000	94.35%	\$787,400	1.68
9	9 Green Hill Road	Colonial	6	3.1	112	\$1,499,000	\$1,399,000	\$1,362,500	97.39%	\$1,139,100	1.20
10	58 Union Hill Road	Colonial	5	4.0	33	\$1,399,000	\$1,399,000	\$1,387,500	99.18%	\$1,155,300	1.20
AVERAGE					72	\$1,192,800	\$1,158,100	\$1,125,740	96.84%		1.17

### "ACTIVE" Listings in Madison

**Number of Units:** 55  
**Average List Price:** \$1,091,320  
**Average Days on Market:** 69

### "UNDER CONTRACT" Listings in Madison

**Number of Units:** 16  
**Average List Price:** \$793,700  
**Average Days on Market:** 49

# Madison 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	72												72
List Price	\$1,158,100												\$1,158,100
Sales Price	\$1,125,740												\$1,125,740
Sales Price as a % of List Price	96.84%												96.84%
Sales Price to Assessed Value	1.17												1.17
# Units Sold	10												10
Active Listings	55												55
Under Contracts	16												16

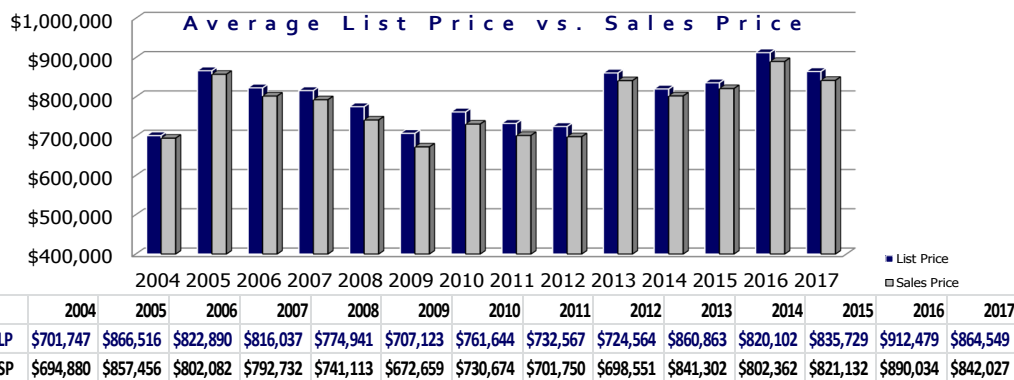
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	62	72	17.42%
Sales Price	\$731,571	\$1,125,740	53.88%
Sales Price to Assessed Value	1.08	1.17	8.19%



YTD	2017	2017	% Change
# Units Sold	7	10	42.86%
Active Listings	24	55	129.17%
Under Contracts	18	16	-11.11%

### Madison Yearly Market Trends



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