

# Madison

March 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	173 Kings Road	Colonial	3	2.0	49	\$399,000	\$399,000	\$399,000	100.00%	\$386,400	1.03
2	170 Chateau Thierry Avenue	TwnEndUn	3	2.1	38	\$548,000	\$548,000	\$528,000	96.35%	\$484,800	1.09
3	6 Avon Drive	Bi-Level	4	1.1	60	\$549,000	\$549,000	\$530,000	96.54%	\$520,700	1.02
4	1 Woodside Road	Colonial	4	1.1	0	\$599,000	\$599,000	\$530,000	88.48%	\$559,500	0.95
5	65 Chateau Thierry Avenue	Colonial	3	3.1	21	\$525,000	\$525,000	\$540,000	102.86%	\$492,800	1.10
6	34 Alexander Avenue	Colonial	5	3.0	74	\$699,000	\$625,000	\$550,000	88.00%	\$563,200	0.98
7	15 Anthony Drive	CapeCod	4	2.0	7	\$555,000	\$555,000	\$555,000	100.00%	\$464,400	1.20
8	91 Fairfax Court	TwnIntUn	3	2.2	16	\$569,000	\$569,000	\$560,000	98.42%	\$485,500	1.15
9	23 Buckingham Drive	Ranch	3	2.0	7	\$575,000	\$575,000	\$580,000	100.87%	\$525,000	1.10
10	194 Shunpike Road	RanchExp	3	2.1	20	\$629,000	\$629,000	\$612,500	97.38%	\$552,900	1.11
11	46 Dean Street	Colonial	3	2.0	8	\$629,000	\$629,000	\$629,000	100.00%	\$503,500	1.25
12	5 Esti Court	Split Level	2	2.1	0	\$639,000	\$639,000	\$629,900	98.58%	\$582,800	1.08
13	5 Shadylawn Drive	Colonial	3	2.0	22	\$689,000	\$649,000	\$640,000	98.61%	\$458,400	1.40
14	35 Rosemont Avenue	CapeCod	3	2.0	10	\$650,000	\$650,000	\$650,000	100.00%	\$427,400	1.52
15	39 Albright Circle	Ranch	3	1.1	14	\$670,000	\$670,000	\$675,100	100.76%	\$542,900	1.24
16	4 Rolling Hill Court	TwnEndUn	3	2.1	10	\$710,000	\$710,000	\$695,000	97.89%	\$529,800	1.31
17	70 Noe Avenue	Custom	4	3.0	38	\$839,000	\$819,000	\$800,000	97.68%	\$738,800	1.08
18	24 Rose Avenue	Colonial	5	2.1	14	\$799,000	\$799,000	\$812,000	101.63%	\$637,600	1.27
19	8 Arlena Court	Colonial	3	2.1	17	\$830,000	\$830,000	\$835,000	100.60%		
20	23 Gibbons Place	Colonial	4	3.0	22	\$1,020,000	\$1,020,000	\$1,020,000	100.00%	\$723,900	1.41
21	30 Pine Avenue	Colonial	4	2.2	21	\$1,150,000	\$1,150,000	\$1,100,000	95.65%	\$944,200	1.17
22	31 Park Lane	RanchExp	5	3.1	137	\$1,275,000	\$1,275,000	\$1,175,000	92.16%	\$1,295,200	0.91
23	25 Parkside Avenue	Colonial	5	4.2	69	\$1,350,000	\$1,350,000	\$1,258,000	93.19%	\$1,067,100	1.18
24	107 Prospect Street	Colonial	6	5.1	115	\$2,450,000	\$2,450,000	\$2,300,000	93.88%		
AVERAGE					33	\$806,125	\$800,542	\$775,146	97.48%		1.16

## "ACTIVE" Listings in Madison

**Number of Units:** 66  
**Average List Price:** \$1,107,325  
**Average Days on Market:** 64

## "UNDER CONTRACT" Listings in Madison

**Number of Units:** 51  
**Average List Price:** \$1,031,663  
**Average Days on Market:** 33

# 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	40	33										44
List Price	\$1,158,100	\$1,007,967	\$800,542										\$913,997
Sales Price	\$1,125,740	\$1,003,000	\$775,146										\$888,376
Sales Price as a % of List Price	96.84%	98.18%	97.48%										97.36%
Sales Price to Assessed Value	1.17	1.32	1.16										1.18
# Units Sold	10	3	24										37
Active Listings	55	62	66										61
Under Contracts	16	37	51										35

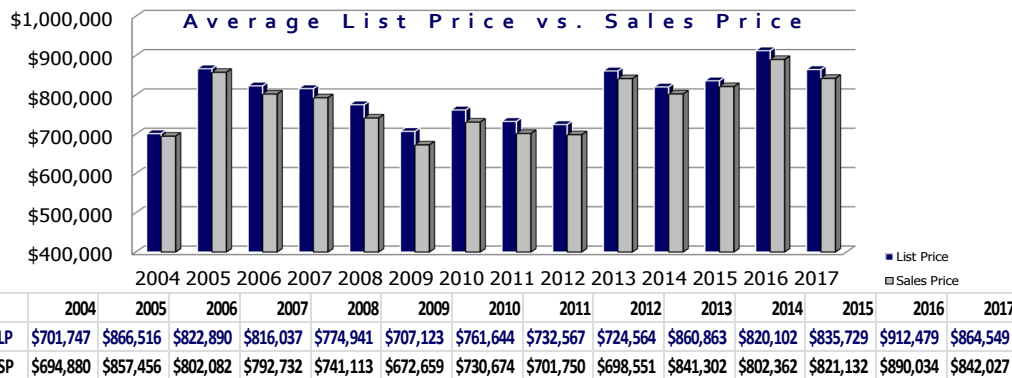
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	69	44	-35.79%
Sales Price	\$800,694	\$888,376	10.95%
Sales Price to Assessed Value	1.13	1.18	4.31%



YTD	2017	2018	% Change
# Units Sold	26	37	42.31%
Active Listings	33	66	100.00%
Under Contracts	27	51	88.89%

### Madison Yearly Market Trends



### Madison Yearly Market Trends

