

# M a d i s o n

## J u l y 2 0 1 8 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	255 Kings Road	FixrUppr	3	2.0	13	\$425,000	\$425,000	\$430,400	101.27%	\$398,800	1.08
2	150 Kings Road	CapeCod	4	2.0	73	\$515,000	\$459,000	\$438,000	95.42%	\$417,500	1.05
3	24 Loantaka Way	Colonial	3	1.0	35	\$425,000	\$425,000	\$454,000	106.82%	\$570,800	0.80
4	2 Loantaka Way	Colonial	3	1.1	35	\$425,000	\$425,000	\$454,000	106.82%	\$566,100	0.80
5	41 Dean Street	Colonial	3	2.0	14	\$373,000	\$373,000	\$466,000	124.93%	\$465,000	1.00
6	111 Madison Avenue	Colonial	3	2.0	46	\$485,000	\$485,000	\$478,500	98.66%	\$528,200	0.91
7	6 Loantaka Way	Colonial	3	1.1	35	\$450,000	\$450,000	\$480,000	106.67%	\$578,900	0.83
8	318 Main Street Unit 35	TwnIntUn	3	2.1	12	\$490,000	\$490,000	\$487,000	99.39%	\$389,400	1.25
9	1 Cedar Avenue	Split Level	4	1.1	72	\$575,000	\$550,000	\$540,000	98.18%	\$459,500	1.18
10	127 Greenwood Avenue	Colonial	3	1.1	16	\$565,000	\$565,000	\$565,000	100.00%	\$548,600	1.03
11	10 Loantaka Way	Colonial	3	1.1	35	\$555,000	\$555,000	\$593,000	106.85%	\$586,000	1.01
12	20 Loantaka Way	Colonial	4	1.1	35	\$555,000	\$555,000	\$593,000	106.85%	\$584,100	1.02
13	11 Rolling Hill Court	TwnIntUn	2	2.1	98	\$669,000	\$598,000	\$600,000	100.33%	\$550,500	1.09
14	72 Dean Street	Bi-Level	4	2.1	15	\$644,000	\$644,000	\$602,000	93.48%	\$541,100	1.11
15	51 Shadylawn Drive	Split Level	3	2.0	45	\$649,000	\$625,000	\$612,000	97.92%	\$472,400	1.30
16	12 Loantaka Way	Colonial	3	1.0	35	\$585,000	\$585,000	\$626,000	107.01%	\$556,800	1.12
17	7 Samson Avenue	Victorian	4	2.0	16	\$749,000	\$749,000	\$776,000	103.60%	\$592,400	1.31
18	26 Dogwood Drive	Split Level	3	2.0	11	\$799,000	\$799,000	\$800,555	100.19%	\$739,900	1.08
19	33 Green Village Road	TwnIntUn	2	2.0	0	\$899,000	\$899,000	\$899,000	100.00%	\$1,999,100	0.45
20	33 Green Village Road	TwnIntUn	2	2.0	0	\$899,000	\$899,000	\$899,000	100.00%	\$1,999,100	0.45

# Madison

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	8 Pine Avenue	Colonial	4	2.1	33	\$975,000	\$975,000	\$940,000	96.41%	\$740,600	1.27
22	33 Green Village Road	TwnIntUn	2	2.0	0	\$999,000	\$999,000	\$999,000	100.00%	\$1,999,100	0.50
23	14 Norman Circle	Colonial	4	2.1	86	\$1,099,000	\$1,099,000	\$999,999	90.99%	\$899,900	1.11
24	32 Central Avenue	Colonial	5	4.1	26	\$1,099,000	\$1,099,000	\$1,085,000	98.73%		
25	107 Greenwood Avenue	Colonial	5	3.1	114	\$1,169,000	\$1,169,000	\$1,130,000	96.66%		
26	185 Ridgedale Avenue	Colonial	5	4.1	113	\$1,449,000	\$1,295,000	\$1,287,500	99.42%		
27	33 Green Village Road	TwnIntUn	2	2.0	0	\$1,299,000	\$1,299,000	\$1,299,000	100.00%	\$1,999,100	0.65
28	17 Wyndehurst Drive	Colonial	5	3.2	85	\$1,595,000	\$1,595,000	\$1,525,000	95.61%	\$1,421,200	1.07
29	144 Loantaka Way	Colonial	6	6.0	51	\$2,050,000	\$2,050,000	\$1,900,000	92.68%	\$1,772,000	1.07
30	1 Beverly Road	Colonial	7	6.1	118	\$2,295,000	\$2,245,000	\$2,150,000	95.77%		
AVERAGE					42	\$858,667	\$846,000	\$836,965	100.69%		0.98

## "ACTIVE" Listings in Madison

**Number of Units:** 63  
**Average List Price:** \$1,149,406  
**Average Days on Market:** 96

## "UNDER CONTRACT" Listings in Madison

**Number of Units:** 23  
**Average List Price:** \$849,843  
**Average Days on Market:** 43

# 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	25	43	34	42						39
List Price	\$1,158,100	\$1,007,967	\$800,542	\$843,353	\$1,149,115	\$880,567	\$846,000						\$919,147
Sales Price	\$1,125,740	\$1,003,000	\$775,146	\$821,169	\$1,127,025	\$868,066	\$836,965						\$900,881
Sales Price as a % of List Price	96.84%	98.18%	97.48%	98.09%	97.93%	98.64%	100.69%						98.57%
Sales Price to	1.17	1.32	1.16	1.15	1.19	1.22	0.98						1.14
# Units Sold	10	3	24	17	20	24	30						128
Active Listings	55	62	66	92	83	70	63						70
Under Contracts	16	37	51	50	54	42	23						39

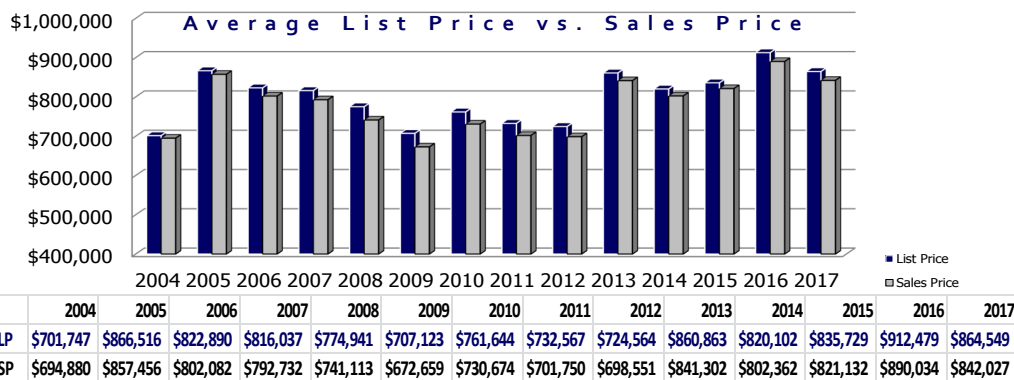
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	51	39	-23.86%
Sales Price	\$847,835	\$900,881	6.26%
Sales Price to Assessed Value	1.16	1.14	-2.04%



YTD	2017	2018	% Change
# Units Sold	89	128	43.82%
Active Listings	46	63	36.96%
Under Contracts	16	23	43.75%

### Madison Yearly Market Trends



### Madison Yearly Market Trends

