

Madison

November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	57 Shadylawn Drive	CapeCod	4	1.1	41	\$499,000	\$499,000	\$475,000	95.19%	\$406,100	1.17
2	30 Niles Avenue	Colonial	3	1.1	16	\$554,900	\$554,900	\$569,000	102.54%	\$438,600	1.30
3	12 Surrey Lane	Split Level	4	2.2	23	\$575,000	\$575,000	\$580,000	100.87%	\$508,500	1.14
4	11 Durwood Place	Colonial	4	2.0	8	\$609,000	\$609,000	\$600,500	98.60%	\$497,000	1.21
5	3 Spring Garden Drive	Bi-Level	4	1.1	9	\$729,000	\$729,000	\$695,000	95.34%	\$508,300	1.37
6	55 Samson Avenue	Ranch	3	2.0	26	\$719,000	\$719,000	\$715,000	99.44%	\$527,600	1.36
7	8 Roscoe Avenue	Colonial	5	3.1	129	\$799,000	\$799,000	\$760,000	95.12%	\$659,400	1.15
8	30 Union Hill Road	Colonial	4	2.1	8	\$989,000	\$989,000	\$999,999	101.11%	\$599,500	1.67
9	7 Dogwood Drive	Colonial	4	3.2	150	\$1,330,000	\$1,220,000	\$1,165,000	95.49%	\$1,108,500	1.05
10	3 Lathrop Avenue	Colonial	5	4.1	108	\$1,175,000	\$1,175,000	\$1,170,000	99.57%		
11	31 Green Hill Road	Colonial	5	5.1	22	\$1,399,000	\$1,350,000	\$1,300,000	96.30%	\$1,157,400	1.12
12	54 Fairview Avenue	Colonial	5	4.1	103	\$1,495,000	\$1,395,000	\$1,340,000	96.06%	\$1,140,000	1.18
13	7 Vinton Road	Colonial	6	3.2	11	\$1,399,000	\$1,399,000	\$1,350,000	96.50%	\$1,165,400	1.16
14	145 Green Avenue	Colonial	5	4.1	172	\$1,689,000	\$1,639,000	\$1,500,000	91.52%	\$1,436,100	1.04
15	3 Meadow Court	Colonial	5	5.0	23	\$1,499,999	\$1,499,999	\$1,500,000	100.00%		
AVERAGE					57	\$1,030,727	\$1,010,127	\$981,300	97.58%		1.22

"ACTIVE" Listings in Madison

Number of Units: 52
Average List Price: \$1,120,196
Average Days on Market: 71

"UNDER CONTRACT" Listings in Madison

Number of Units: 17
Average List Price: \$896,206
Average Days on Market: 59

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	54	46	53	57		43
List Price	\$1,158,100	\$1,007,967	\$800,542	\$843,353	\$1,149,115	\$880,567	\$846,000	\$890,072	\$752,889	\$890,850	\$1,010,127		\$913,434
Sales Price	\$1,125,740	\$1,003,000	\$775,146	\$821,169	\$1,127,025	\$868,066	\$836,965	\$870,625	\$742,578	\$870,429	\$981,300		\$894,417
Sales Price as a % of List Price	96.84%	98.18%	97.48%	98.09%	97.93%	98.64%	100.69%	98.18%	98.91%	98.29%	97.58%		98.45%
Sales Price to Assessed Value	1.17	1.32	1.16	1.15	1.19	1.22	0.98	1.13	1.13	1.16	1.22		1.14
# Units Sold	10	3	24	17	20	24	30	18	9	14	15		184
Active Listings	55	62	66	92	83	70	63	55	59	56	52		65
Under Contracts	16	37	51	50	54	42	23	24	20	24	17		33

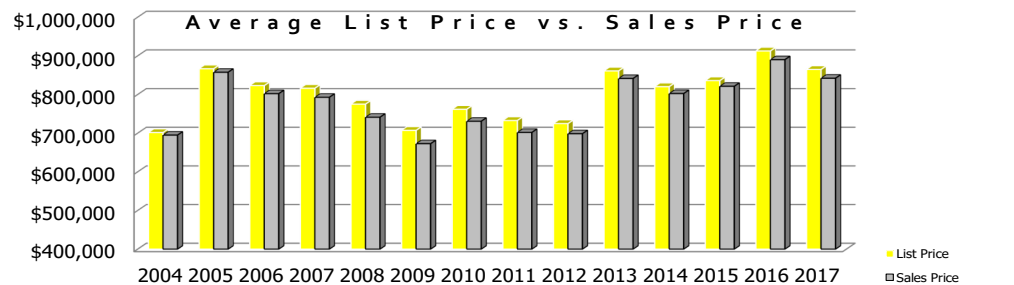
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	52	43	-16.33%
Sales Price	\$839,894	\$894,417	6.49%
Sales Price to Assessed Value	1.17	1.14	-2.40%

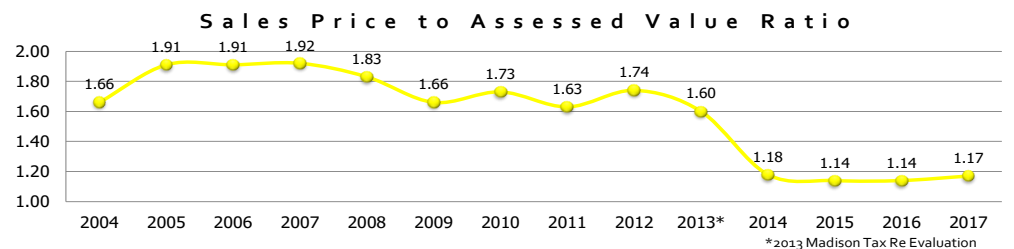
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YTD	2017	2018	% Change
# Units Sold	128	184	43.75%
Active Listings	54	52	-3.70%
Under Contracts	31	17	-45.16%

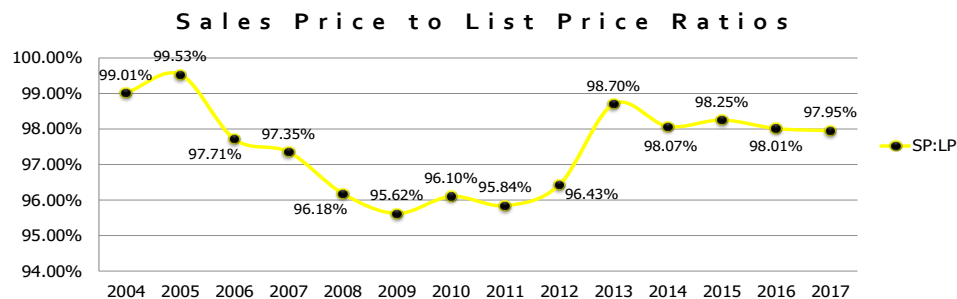
Madison Yearly Market Trends



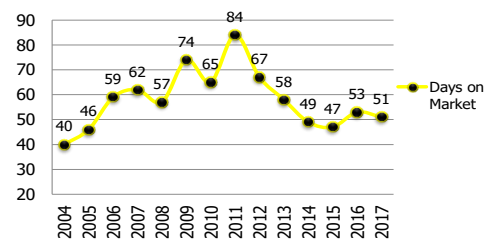
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,549
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

