

# Madison

## March 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Elmer Street Unit 3B	OneFloor	1	1.1	155	\$429,900	\$384,000	\$350,000	91.15%	\$285,200	1.23
2	260 Kings Road	CapeCod	3	2.0	34	\$390,000	\$390,000	\$350,000	89.74%	\$409,500	0.85
3	5 Troy Court	Bi-Level	5	2.0	87	\$615,000	\$550,000	\$515,000	93.64%	\$575,000	0.90
4	33 Green Village Road	TwnIntUn	2	2.0	126	\$816,000	\$729,000	\$729,000	100.00%	\$1,999,100	0.36
5	11 Bardon Street	Colonial	4	2.0	15	\$789,000	\$789,000	\$740,000	93.79%	\$607,100	1.22
6	4 Cedar Avenue	CapeCod	3	2.1	99	\$799,000	\$769,000	\$769,000	100.00%	\$522,300	1.47
7	286 Kings Road	Colonial	5	4.1	153	\$1,450,000	\$1,399,000	\$1,350,000	96.50%		
<b>AVERAGE</b>					96	\$755,557	\$715,714	\$686,143	94.97%		1.01

### "Active" Listings in Madison

Number of Units: 68  
 Average List Price: \$1,076,653  
 Average Days on Market: 56

### "Under Contract" Listings in Madison

Number of Units: 27  
 Average List Price: \$1,026,289  
 Average Days on Market: 75

# Madison 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	104	67	96										81
List Price	\$549,000	\$895,311	\$715,714										\$800,988
Sales Price	\$540,000	\$872,389	\$686,143										\$776,147
SP:LP%	98.36%	97.29%	94.97%										96.40%
SP to AV	1.05	1.11	1.01										1.05
# Units Sold	1	9	7										17
3 Mo Rate of Ab	5.33	7.25	11.82										8.13
Active Listings	51	65	68										61
Under Contracts	15	20	27										21

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	44	81	82.95%
Sales Price	\$888,376	\$776,147	-12.63%
LP:SP	97.36%	96.40%	-0.99%
SP:AV	1.18	1.05	-10.63%



YTD	2018	2019	% Change
# Units Sold	37	17	-54.05%
Rate of Ab 3 mo	5.40	11.82	118.89%
Actives	66	68	3.03%
Under Contracts	51	27	-47.06%

## Madison Yearly Market Trends



## Madison Yearly Market Trends

