

Madison

April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	60 Shadylawn Drive	CapeCod	3	3.0	19	\$549,000	\$549,000	\$540,000	98.36%	\$410,100	1.32
2	176 Windsor Place	TwnEndUn	3	2.1	8	\$585,000	\$585,000	\$600,000	102.56%	\$472,200	1.27
3	76 Greenwood Avenue	Colonial	3	1.1	28	\$725,000	\$725,000	\$675,000	93.10%	\$502,200	1.34
4	25 Beech Avenue	Split Level	4	2.1	12	\$715,000	\$715,000	\$715,000	100.00%	\$479,100	1.49
5	53 Greenwood Avenue	Colonial	5	3.0	6	\$768,000	\$768,000	\$766,150	99.76%	\$472,800	1.62
6	33 Green Village Road	TwnIntUn	2	2.0	0	\$809,000	\$809,000	\$809,000	100.00%	\$1,999,100	0.40
7	10 Coursen Way	Split Level	4	3.1	9	\$850,000	\$850,000	\$850,000	100.00%	\$691,200	1.23
8	38 Vinton Road	Colonial	4	2.1	14	\$974,900	\$974,900	\$965,000	98.98%	\$793,000	1.22
9	9 Wyndehurst Drive	CapeCod	4	2.0	121	\$1,200,000	\$998,000	\$999,999	100.20%	\$776,700	1.29
10	12 Division Avenue	Colonial	5	4.2	205	\$1,249,000	\$1,049,000	\$1,049,000	100.00%		
11	36 Hamilton Street	Colonial	5	3.1	4	\$1,189,000	\$1,189,000	\$1,170,000	98.40%	\$822,900	1.42
AVERAGE					39	\$873,991	\$837,445	\$830,832	99.22%		1.26

"Active" Listings in Madison

Number of Units: 69
 Average List Price: \$1,108,043
 Average Days on Market: 59

"Under Contract" Listings in Madison

Number of Units: 32
 Average List Price: \$1,005,147
 Average Days on Market: 74

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	39									64
List Price	\$549,000	\$895,311	\$715,714	\$837,445									\$815,311
Sales Price	\$540,000	\$872,389	\$686,143	\$830,832									\$797,630
SP:LP%	98.36%	97.29%	94.97%	99.22%									97.51%
SP to AV	1.05	1.11	1.01	1.26									1.15
# Units Sold	1	9	7	11									28
3 Mo Rate of Ab	5.33	7.25	11.82	8.22									8.16
Active Listings	51	65	68	69									63
Under Contracts	15	20	27	32									24

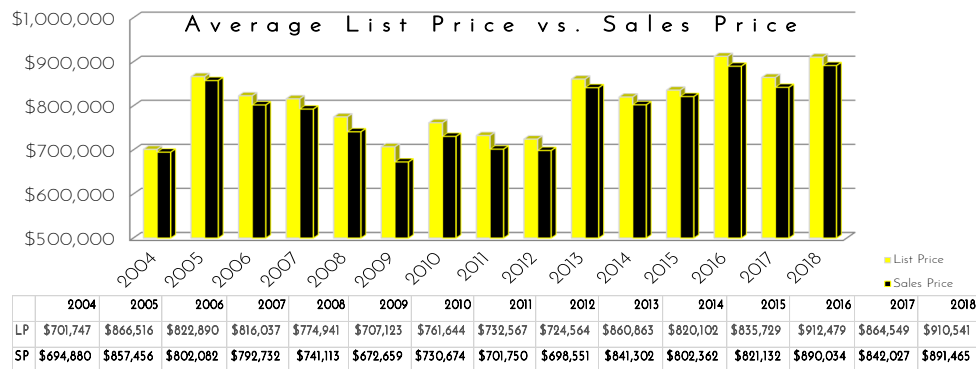
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	38	64	68.64%
Sales Price	\$867,218	\$797,630	-8.02%
LP:SP	97.59%	97.51%	-0.09%
SP:AV	1.17	1.15	-1.98%

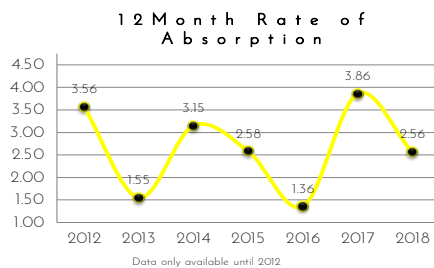
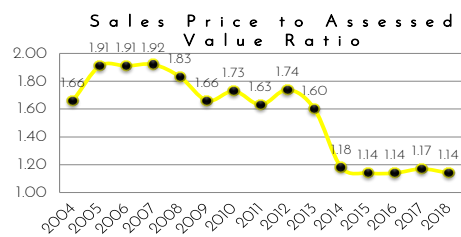
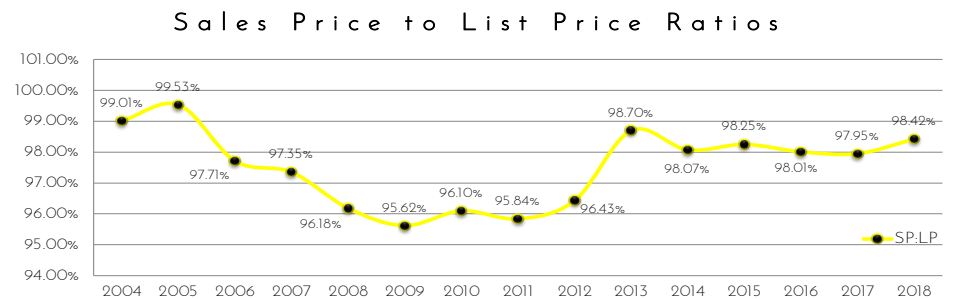


YTD	2018	2019	% Change
# Units Sold	54	28	-48.15%
Rate of Ab 3 mo	5.59	8.22	47.05%
Actives	92	69	-25.00%
Under Contracts	50	32	-36.00%

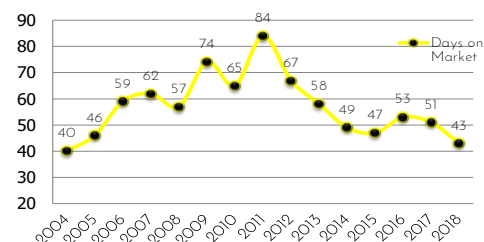
Madison Yearly Market Trends



Madison Yearly Market Trends



Average Days on Market



Number of Units Sold

