

Madison

June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	385 Woodland Road	Colonial	3	1.1	53	\$495,000	\$450,000	\$385,000	85.56%	\$478,400	0.80
2	248 Plymouth Court	TwnIntUn	3	2.1	89	\$615,000	\$575,000	\$575,000	100.00%	\$515,900	1.11
3	9 Durwood Place	Colonial	3	2.0	48	\$600,000	\$600,000	\$575,000	95.83%	\$466,400	1.23
4	19 Avon Drive	Bi-Level	4	2.0	182	\$695,000	\$619,000	\$599,000	96.77%	\$563,100	1.06
5	3 Avery Court	TwnIntUn	3	2.1	16	\$599,900	\$599,900	\$608,000	101.35%	\$528,000	1.15
6	5 Wilson Lane	RanchExp	5	2.2	97	\$899,000	\$799,000	\$732,500	91.68%	\$846,700	0.87
7	30 Knollwood Avenue	Colonial	3	3.1	13	\$750,000	\$750,000	\$805,555	107.41%	\$554,600	1.45
8	25 Vinton Road	Colonial	3	2.1	12	\$799,000	\$799,000	\$820,500	102.69%	\$713,700	1.15
9	275 Kings Road	Colonial	5	3.2	96	\$1,050,000	\$999,900	\$970,000	97.01%		
10	44 Barnsdale Road	Split Level	4	3.1	13	\$975,000	\$975,000	\$976,000	100.10%	\$947,000	1.03
11	3 Belleau Avenue	Colonial	4	3.1	72	\$1,125,000	\$1,125,000	\$1,050,000	93.33%		
12	1 Belleau Avenue	Colonial	4	2.1	103	\$1,200,000	\$1,200,000	\$1,100,000	91.67%		
13	26 Hillcrest Road	Colonial	4	3.1	25	\$1,299,000	\$1,299,000	\$1,250,000	96.23%	\$1,035,500	1.21
14	5 Meadow Court	Colonial	6	4.2	18	\$1,499,999	\$1,499,999	\$1,425,000	95.00%		
15	20 Park Lane	Colonial	6	5.1	54	\$1,850,000	\$1,850,000	\$1,715,000	92.70%	\$2,007,000	0.85
AVERAGE					59	\$963,460	\$942,720	\$905,770	96.49%		1.08

"Active" Listings in Madison

Number of Units: 75
 Average List Price: \$1,063,121
 Average Days on Market: 78

"Under Contract" Listings in Madison

Number of Units: 38
 Average List Price: \$991,624
 Average Days on Market: 59

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	96	59							69
List Price	\$549,000	\$895,311	\$715,714	\$837,445	\$1,088,090	\$942,720							\$902,838
Sales Price	\$540,000	\$872,389	\$686,143	\$830,832	\$1,063,440	\$905,770							\$878,389
SP:LP%	98.36%	97.29%	94.97%	99.22%	97.86%	96.49%							97.29%
SP to AV	1.05	1.11	1.01	1.26	1.21	1.08							1.14
# Units Sold	1	9	7	11	10	15							53
3 Mo Rate of Ab	5.33	7.25	11.82	8.22	8.07	6.75							7.91
Active Listings	51	65	68	69	78	75							68
Under Contracts	15	20	27	32	35	38							28

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	38	69	81.18%
Sales Price	\$920,448	\$878,389	-4.57%
LP:SP	97.92%	97.29%	-0.65%
SP:AV	1.19	1.14	-3.51%

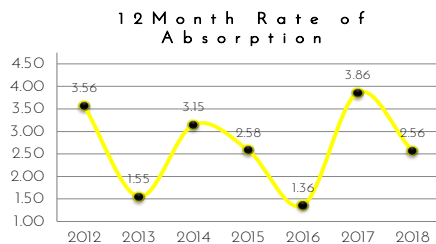
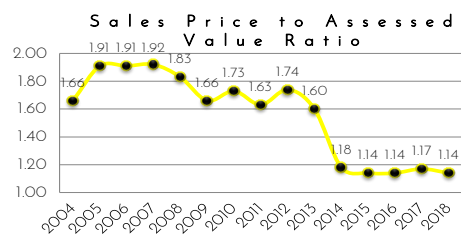


YTD	2018	2019	% Change
# Units Sold	98	53	-45.92%
Rate of Ab 3 mo	3.73	6.75	80.97%
Actives	70	75	7.14%
Under Contracts	42	38	-9.52%

Madison Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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	\$910,541
SP	\$694,880	\$857,456	\$802,082	\$774,941	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465



Madison Yearly Market Trends

