

Madison

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	41 Myrtle Avenue	Ranch	2	1.0	53	\$439,000	\$419,000	\$405,000	96.66%	\$298,400	1.36
2	28 Lathrop Avenue	Colonial	2	2.0	1	\$434,900	\$434,900	\$434,000	99.79%	\$440,100	0.99
3	264 Oxford Court	TwnIntUn	2	2.1	21	\$469,000	\$469,000	\$440,000	93.82%	\$401,300	1.10
4	5 Lynwood Place	Ranch	3	1.1	110	\$559,000	\$535,000	\$532,500	99.53%	\$474,900	1.12
5	52 Hamilton Street	CapeCod	3	2.0	52	\$550,000	\$550,000	\$538,750	97.95%	\$513,000	1.05
6	33 Green Village Road	TwnIntUn	1	1.1	28	\$579,000	\$579,000	\$579,000	100.00%	\$1,999,100	0.29
7	2 Court Place	CapeCod	3	2.0	68	\$609,000	\$599,900	\$580,000	96.68%	\$480,600	1.21
8	4 Longview Avenue	CapeCod	3	2.0	85	\$665,000	\$599,900	\$595,000	99.18%	\$510,300	1.17
9	18 Surrey Lane	Split Level	4	1.1	44	\$629,000	\$609,000	\$605,000	99.34%	\$483,900	1.25
10	43 Brittin Street	Colonial	4	2.0	17	\$649,000	\$649,000	\$625,000	96.30%	\$427,600	1.46
11	20 Canterbury Road	Split Level	3	2.0	1	\$620,000	\$620,000	\$640,000	103.23%	\$531,400	1.20
12	131 Green Village Road	Colonial	3	1.1	138	\$725,000	\$679,900	\$660,000	97.07%	\$699,600	0.94
13	33 Green Village Road	TwnIntUn	2	2.0	1	\$779,000	\$769,000	\$769,000	100.00%	\$1,999,100	0.38
14	2 Wilson Lane	Split Level	4	2.1	13	\$799,000	\$799,000	\$816,000	102.13%	\$697,700	1.17
15	21 Prospect Place	Colonial	4	2.2	29	\$849,000	\$849,000	\$830,000	97.76%	\$720,600	1.15
16	20 Loantaka Way	Colonial	4	3.1	1	\$979,000	\$979,000	\$940,000	96.02%	\$584,100	1.61
17	33 Green Village Road	TwnIntUn	2	2.1	168	\$1,350,000	\$999,000	\$971,306	97.23%	\$1,999,100	0.49
18	20 Fairview Avenue	Colonial	4	3.1	9	\$989,000	\$989,000	\$985,000	99.60%	\$744,300	1.32
19	110 Greenwood Avenue	Colonial	5	2.1	39	\$1,150,000	\$1,099,000	\$1,030,000	93.72%	\$672,800	1.53
20	24 Fairview Avenue	Colonial	5	4.1	3	\$1,495,000	\$1,495,000	\$1,450,000	96.99%	\$1,039,800	1.39

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21	29 Crestview Avenue	Colonial	4	3.2	1	\$1,435,000	\$1,435,000	\$1,470,000	102.44%	\$1,263,400	1.16
22	84 Prospect Street	Colonial	6	4.1	47	\$1,649,000	\$1,499,900	\$1,499,000	99.94%	\$2,061,000	0.73
23	55 Pomeroy Road	Colonial	5	4.1	91	\$1,689,000	\$1,589,000	\$1,515,000	95.34%	\$1,256,900	1.21
24	5 Shepherd Lane	Colonial	5	4.2	62	\$1,893,000	\$1,750,000	\$1,595,000	91.14%	\$1,772,500	0.90
25	159 Garfield Avenue	Colonial	6	6.1	88	\$4,800,000	\$4,800,000	\$4,200,000	87.50%	\$2,963,500	1.42
AVERAGE					47	\$1,071,356	\$1,031,860	\$988,182	97.57%		1.10

"Active" Listings in Madison

Number of Units: 66
 Average List Price: \$1,079,414
 Average Days on Market: 76

"Under Contract" Listings in Madison

Number of Units: 31
 Average List Price: \$835,403
 Average Days on Market: 72

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	47						62
List Price	\$549,000	\$895,311	\$715,714	\$837,445	\$1,088,090	\$942,720	\$1,031,860						\$944,191
Sales Price	\$540,000	\$872,389	\$686,143	\$830,832	\$1,063,440	\$905,770	\$988,182						\$913,579
SP:LP%	98.36%	97.29%	94.97%	99.22%	97.86%	96.49%	97.57%						97.38%
SP to AV	1.05	1.11	1.01	1.26	1.21	1.08	1.10						1.13
# Units Sold	1	9	7	11	10	15	25						78
3 Mo Rate of Ab	5.33	7.25	11.82	8.22	8.07	6.75	4.38						7.40
Active Listings	51	65	68	69	78	75	66						67
Under Contracts	15	20	27	32	35	38	31						28

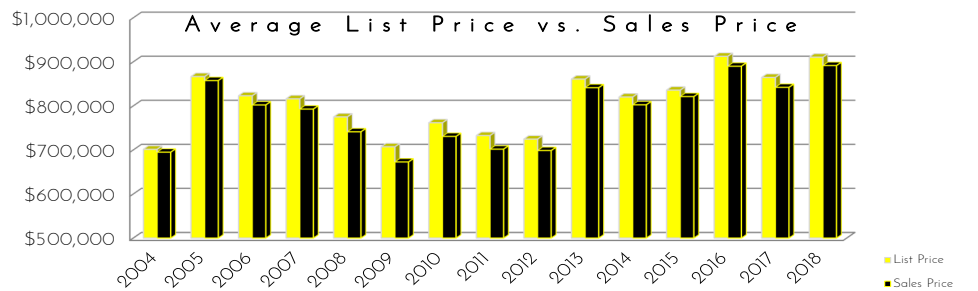
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	39	62	58.41%
Sales Price	\$900,881	\$913,579	1.41%
LP:SP	98.57%	97.38%	-1.21%
SP:AV	1.14	1.13	-0.71%

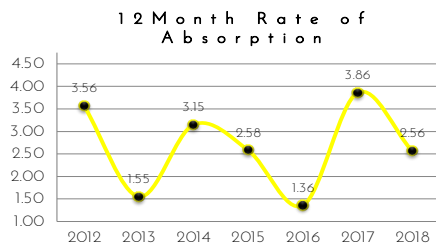
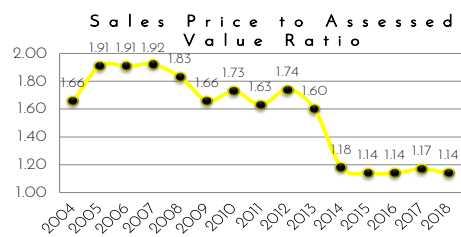


YTD	2018	2019	% Change
# Units Sold	128	78	-39.06%
Rate of Ab 3 mo	2.78	4.38	57.55%
Actives	63	66	4.76%
Under Contracts	23	31	34.78%

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

