

Madison

December 2020 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 2B	OneFloor	1	1.1	10	\$379,900	\$379,900	\$400,000	105.29%	\$285,200	1.40
2	4 Pine Tree Terrace	FixrUppr	3	2.0	6	\$450,000	\$450,000	\$450,000	100.00%	\$534,000	0.84
3	318 Main Street Unit 16	TwnIntUn	2	1.1	6	\$465,000	\$465,000	\$465,000	100.00%	\$357,900	1.30
4	10 Brooklake Road	CapeCod	3	2.0	11	\$549,000	\$549,000	\$558,000	101.64%		
5	49 Wayne Boulevard	Colonial	4	2.0	44	\$629,000	\$599,000	\$577,000	96.33%	\$476,600	1.21
6	20 Redmond Drive	Colonial	3	1.1	7	\$600,000	\$600,000	\$625,000	104.17%	\$578,500	1.08
7	8 Amelia Court	MultiFlr	3	2.1	71	\$699,000	\$650,000	\$630,000	96.92%	\$550,600	1.14
8	15 Seven Oaks Circle	Bi-Level	4	2.0	22	\$625,000	\$625,000	\$630,000	100.80%	\$480,400	1.31
9	66 Myrtle Avenue	Colonial	3	2.1	21	\$639,999	\$639,999	\$650,000	101.56%	\$521,300	1.25
10	9 Rolling Hill Court	TwnIntUn	3	2.2	4	\$720,000	\$720,000	\$702,000	97.50%	\$594,700	1.18
11	2 Carteret Court	Bi-Level	4	3.0	3	\$689,000	\$689,000	\$705,000	102.32%	\$664,700	1.06
12	1 Pine Avenue	Colonial	3	2.1	21	\$789,000	\$789,000	\$785,000	99.49%		
13	33 Green Village Road	MultiFlr	2	2.0	8	\$879,900	\$879,900	\$879,900	100.00%		
14	111 Green Avenue	Ranch	3	3.1	11	\$899,000	\$899,000	\$910,000	101.22%		
15	15 Wisteria Court	Colonial	4	2.1	109	\$998,000	\$950,000	\$918,000	96.63%	\$830,300	1.11
16	34 Glenwild Road	CapeCod	4	2.0	17	\$885,000	\$885,000	\$926,000	104.63%		
17	2 Woodside Road	Colonial	6	3.2	118	\$1,285,000	\$1,182,500	\$984,999	83.30%	\$823,200	1.20
18	6 South Oak Court	Colonial	4	4.1	123	\$1,195,000	\$1,175,000	\$1,140,000	97.02%		
19	31 Norman Circle	Colonial	4	2.1	127	\$1,199,000	\$1,199,000	\$1,146,500	95.62%	\$1,032,900	1.11
20	22 Morris Place	Colonial	5	4.1	21	\$1,199,900	\$1,199,900	\$1,184,900	98.75%		
21	127 Green Village Road	Colonial	4	3.1	13	\$1,200,000	\$1,200,000	\$1,200,000	100.00%		
22	334 Woodland Road	Colonial	6	3.2	24	\$1,750,000	\$1,750,000	\$1,700,000	97.14%	\$1,504,600	1.13
AVERAGE					36	\$851,168	\$839,827	\$825,786	99.11%		1.17

"Active" Listings in Madison

Number of Units: 22
 Average List Price: \$1,497,045
 Average Days on Market: 83

"Under Contract" Listings in Madison

Number of Units: 15
 Average List Price: \$963,120
 Average Days on Market: 45

Madison 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	73	86	51	22	73	57	37	49	31	36	42	36	47
List Price	\$748,013	\$841,173	\$912,640	\$741,900	\$864,783	\$1,074,422	\$880,524	\$891,480	\$932,458	\$858,433	\$935,126	\$839,827	\$875,393
Sales Price	\$711,906	\$809,545	\$882,290	\$737,000	\$835,125	\$1,050,833	\$866,286	\$882,541	\$919,653	\$834,417	\$907,717	\$825,786	\$855,355
SP:LP%	96.21%	96.50%	98.56%	99.68%	97.16%	97.25%	98.72%	99.23%	99.63%	98.13%	98.11%	99.11%	98.36%
SP to AV	1.16	1.14	1.29	1.24	1.14	1.15	1.20	1.17	1.21	1.21	1.20	1.17	1.19
# Units Sold	16	11	10	11	12	9	21	30	17	18	23	22	200
3 Mo Rate of Ab	2.00	3.48	3.49	3.24	5.36	6.00	4.03	2.67	2.10	2.08	1.76	1.11	3.11
Active Listings	35	54	39	41	58	61	49	45	42	43	31	22	43
Under Contracts	20	17	26	17	23	35	44	31	34	37	27	15	27

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	66	47	-28.49%
Sales Price	\$871,010	\$855,355	-1.80%
LP:SP	97.62%	98.36%	0.76%
SP:AV	1.143	1.192	4.36%

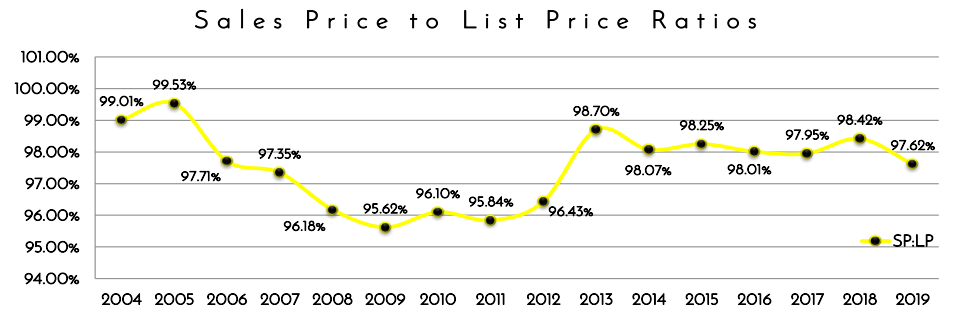


YTD	2019	2020	% Change
# Units Sold	159	200	25.79%
Rate of Ab 3 mo	2.43	1.11	-54.32%
Actives	34	22	-35.29%
Under Contracts	26	15	-42.31%

Madison Yearly Market Trends

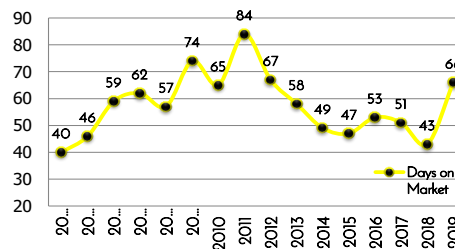


Madison Yearly Market Trends

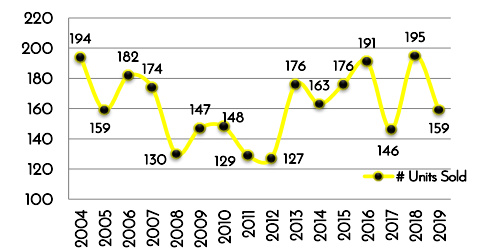


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$701,747	\$866,516	\$892,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$794,564	\$840,863	\$820,102	\$835,799	\$912,479	\$864,546	\$910,541	\$896,369
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,115	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,369	\$821,132	\$890,034	\$849,027	\$891,465	\$871,010

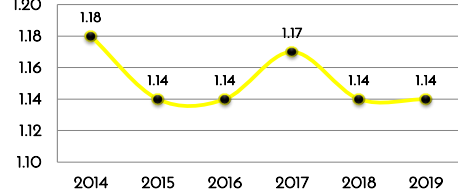
Average Days on Market



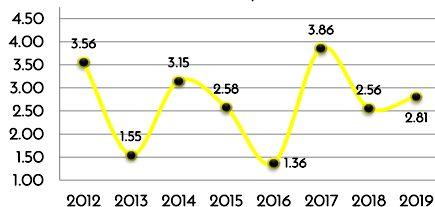
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2013 Madison Tax Re Evaluation

Data only available until 2012