

# Madison

## February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Cedar Street	Colonial	3	1.0	14	\$430,000	\$430,000	\$431,000	100.23%	\$368,800	1.17
2	14 Buckingham Drive	CapeCod	4	2.0	80	\$539,000	\$495,000	\$475,000	95.96%	\$509,200	0.93
3	135 Kingston Court	TwnIntUn	3	2.1	21	\$585,000	\$585,000	\$615,200	105.16%	\$489,900	1.26
4	14 S Oak Court	CapeCod	4	2.1	146	\$649,000	\$619,000	\$610,000	98.55%	\$408,500	1.49
5	59 Myrtle Avenue	RanchExp	4	3.0	30	\$699,900	\$699,900	\$680,000	97.16%	\$449,900	1.51
6	24 Lathrop Avenue	Colonial	4	2.3	28	\$1,299,999	\$1,299,999	\$1,275,000	98.08%	\$310,000	
7	96 Rosedale Avenue	Colonial	5	4.1	7	\$1,399,000	\$1,399,000	\$1,360,000	97.21%	\$345,400	
8	77 Valley Road	Colonial	5	3.1	54	\$1,420,000	\$1,420,000	\$1,420,000	100.00%	\$965,600	1.47
9	14 Hillcrest Road	Colonial	5	3.2	57	\$1,450,000	\$1,450,000	\$1,359,000	93.72%	\$1,135,400	1.20
AVERAGE					49	\$941,322	\$933,100	\$913,911	98.45%		1.29

### "Active" Listings in Madison

Number of Units: 18  
 Average List Price: \$1,448,550  
 Average Days on Market: 45

### "Under Contract" Listings in Madison

Number of Units: 28  
 Average List Price: \$1,141,786  
 Average Days on Market: 46

# Madison 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	49											47
List Price	\$985,322	\$933,100											\$959,211
Sales Price	\$956,358	\$913,911											\$935,134
SP:LP%	96.96%	98.45%											97.71%
SP to AV	1.12	1.29											1.20
# Units Sold	9	9											18
3 Mo Rate of Ab	1.44	1.73											1.59
Active Listings	24	54											39
Under Contracts	20	17											19

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	79	47	-40.18%
Sales Price	\$751,685	\$935,134	24.41%
LP:SP	96.33%	97.71%	1.43%
SP:AV	1.154	1.196	3.64%



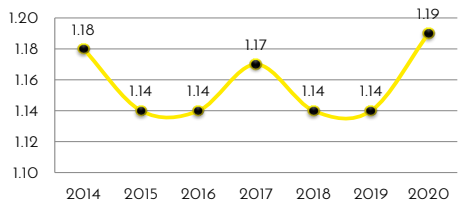
YTD	2020	2021	% Change
# Units Sold	27	18	-33.33%
Rate of Ab 3 mo	3.48	1.73	-50.29%
Actives	54	18	-66.67%
Under Contracts	17	28	64.71%

### Madison Yearly Market Trends

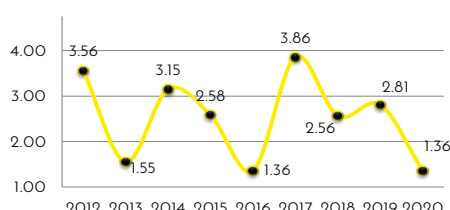


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355

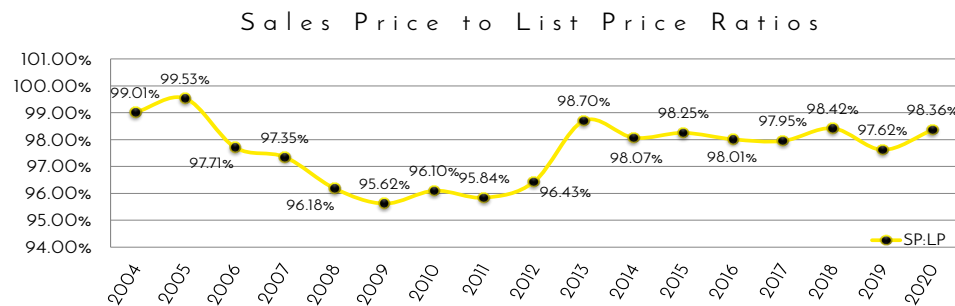
### Sales Price to Assessed Value Ratio



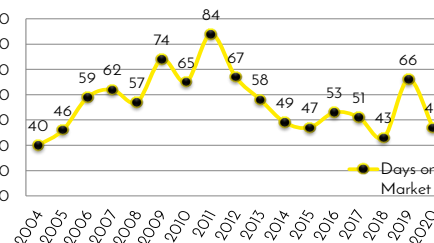
### 12 Month Rate of Absorption



### Madison Yearly Market Trends



### Average Days on Market



### Number of Units Sold

