# Madison October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	10 Valevue Road	Colonial	3	2.0	13	\$679,000	\$679,000	\$800,000	117.82%	\$453,300	1.76
2	41 Spring Garden Drive	Bi-Level	4	3.0	9	\$799,000	\$799,000	\$902,000	112.89%	\$510,400	1.77
3	25 Anthony Drive	Colonial	4	3.0	15	\$899,000	\$899,000	\$1,028,600	114.42%	\$553,100	1.86
4	58 Prospect Street	Tudor	3	2.1	18	\$999,000	\$999,000	\$1,100,000	110.11%	\$736,100	1.49
5	2 Pine Tree Terrace	Colonial	5	3.1	9	\$1,300,000	\$1,300,000	\$1,400,000	107.69%	\$420,700	
6	144 Loantaka Way	Colonial	7	5.0	69	\$2,695,000	\$2,695,000	\$2,300,000	85.34%	\$1,772,000	1.30
	AVERAGE				22	\$1,228,500	\$1,228,500	\$1,255,100	108.05%		1.64

## "Active" Listings in Madison

Number of Units: 20

Average List Price: \$1,025,735

Average Days on Market: 71

## "Under Contract" Listings in Madison

Number of Units: 16

Average List Price: \$1,070,094

Average Days on Market: 27



#### Madison 2023 Year to Date Market Trends

Mudison 2023 real to Date Market Trends												
January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
15	56	27	17	15	18	14	18	27	22			21
\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469	\$1,229,405	\$1,241,587	\$1,159,409	\$1,015,500	\$1,228,500			\$1,114,049
\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710	\$1,295,662	\$1,336,500	\$1,198,190	\$1,029,700	\$1,255,100			\$1,154,868
98.77%	101.90%	99.66%	103.22%	105.81%	107.99%	108.44%	103.91%	103.14%	108.05%			104.71%
1.39	1.46	1.41	1.61	1.56	1.61	1.69	1.48	1.50	1.64			1.55
1	6	16	13	16	19	15	22	10	6			124
2.40	3.14	2.35	1.78	1.24	1.40	1.38	1.00	1.34	1.70			1.77
19	17	16	21	20	19	23	16	20	20			19
16	28	30	31	35	33	22	11	15	16			24
	15 \$405,000 \$400,000 98.77% 1.39 1 2.40	January February   15 56   \$405,000 \$1,432,317   \$400,000 \$1,466,500   98.77% 101.90%   1.39 1.46   1 6   2.40 3.14   19 17	January     February     March       15     56     27       \$405,000     \$1,432,317     \$958,713       \$400,000     \$1,466,500     \$948,556       98.77%     101.90%     99.66%       1.39     1.46     1.41       1     6     16       2.40     3.14     2.35       19     17     16	January     February     March     April       15     56     27     17       \$405,000     \$1,432,317     \$958,713     \$836,677       \$400,000     \$1,466,500     \$948,556     \$861,192       98.77%     101.90%     99.66%     103.22%       1.39     1.46     1.41     1.61       1     6     16     13       2.40     3.14     2.35     1.78       19     17     16     21	January     February     March     April     May       15     56     27     17     15       \$405,000     \$1,432,317     \$958,713     \$836,677     \$1,119,469       \$400,000     \$1,466,500     \$948,556     \$861,192     \$1,173,710       98.77%     101.90%     99.66%     103.22%     105.81%       1.39     1.46     1.41     1.61     1.56       1     6     16     13     16       2.40     3.14     2.35     1.78     1.24       19     17     16     21     20	January     February     March     April     May     June       15     56     27     17     15     18       \$405,000     \$1,432,317     \$958,713     \$836,677     \$1,119,469     \$1,229,405       \$400,000     \$1,466,500     \$948,556     \$861,192     \$1,173,710     \$1,295,662       98.77%     101.90%     99.66%     103.22%     105.81%     107.99%       1.39     1.46     1.41     1.61     1.56     1.61       1     6     16     13     16     19       2.40     3.14     2.35     1.78     1.24     1.40       19     17     16     21     20     19	January     February     March     April     May     June     July       15     56     27     17     15     18     14       \$405,000     \$1,432,317     \$958,713     \$836,677     \$1,119,469     \$1,229,405     \$1,241,587       \$400,000     \$1,466,500     \$948,556     \$861,192     \$1,173,710     \$1,295,662     \$1,336,500       98.77%     101.90%     99.66%     103.22%     105.81%     107.99%     108.44%       1.39     1.46     1.41     1.61     1.56     1.61     1.69       1     6     16     13     16     19     15       2.40     3.14     2.35     1.78     1.24     1.40     1.38       19     17     16     21     20     19     23	January     February     March     April     May     June     July     August       15     56     27     17     15     18     14     18       \$405,000     \$1,432,317     \$958,713     \$836,677     \$1,119,469     \$1,229,405     \$1,241,587     \$1,159,409       \$400,000     \$1,466,500     \$948,556     \$861,192     \$1,173,710     \$1,295,662     \$1,336,500     \$1,198,190       98.77%     101.90%     99.66%     103.22%     105.81%     107.99%     108.44%     103.91%       1.39     1.46     1.41     1.61     1.56     1.61     1.69     1.48       1     6     16     13     16     19     15     22       2.40     3.14     2.35     1.78     1.24     1.40     1.38     1.00       19     17     16     21     20     19     23     16	January     February     March     April     May     June     July     August     September       15     56     27     17     15     18     14     18     27       \$405,000     \$1,432,317     \$958,713     \$836,677     \$1,119,469     \$1,229,405     \$1,241,587     \$1,159,409     \$1,015,500       \$400,000     \$1,466,500     \$948,556     \$861,192     \$1,173,710     \$1,295,662     \$1,336,500     \$1,198,190     \$1,029,700       98.77%     101.90%     99.66%     103.22%     105.81%     107.99%     108.44%     103.91%     103.14%       1.39     1.46     1.41     1.61     1.56     1.61     1.69     1.48     1.50       1     6     16     13     16     19     15     22     10       2.40     3.14     2.35     1.78     1.24     1.40     1.38     1.00     1.34       19     17     16     21     20     19     23     16     20	January     February     March     April     May     June     July     August     September     October       15     56     27     17     15     18     14     18     27     22       \$405,000     \$1,432,317     \$958,713     \$836,677     \$1,119,469     \$1,229,405     \$1,241,587     \$1,159,409     \$1,015,500     \$1,228,500       \$400,000     \$1,466,500     \$948,556     \$861,192     \$1,173,710     \$1,295,662     \$1,336,500     \$1,198,190     \$1,029,700     \$1,255,100       98.77%     101.90%     99.66%     103.22%     105.81%     107.99%     108.44%     103.91%     103.14%     108.05%       1.39     1.46     1.41     1.61     1.56     1.61     1.69     1.48     1.50     1.64       1     6     16     13     16     19     15     22     10     6       2.40     3.14     2.35     1.78     1.24     1.40     1.38     1.00     1.34     1.70	January     February     March     April     May     June     July     August     September     October     November       15     56     27     17     15     18     14     18     27     22       \$405,000     \$1,432,317     \$958,713     \$836,677     \$1,119,469     \$1,229,405     \$1,241,587     \$1,159,409     \$1,015,500     \$1,228,500       \$400,000     \$1,466,500     \$948,556     \$861,192     \$1,173,710     \$1,295,662     \$1,336,500     \$1,198,190     \$1,029,700     \$1,255,100       98.77%     101.90%     99.66%     103.22%     105.81%     107.99%     108.44%     103.91%     103.14%     108.05%       1.39     1.46     1.41     1.61     1.56     1.61     1.69     1.48     1.50     1.64       1     6     16     13     16     19     15     22     10     6       2.40     3.14     2.35     1.78     1.24     1.40     1.38     1.00     1.34     1.70 <	January     February     March     April     May     June     July     August     September     October     November     December       15     56     27     17     15     18     14     18     27     22

## Flashback! YTD 2022 vs YTD 2023

			<u> </u>		
YTD	2022	2023	% Change		
DOM	20.5	20.9	1.98%		
Sales Price	\$1,135,831	\$1,154,868	1.68%		
LP:SP	104.16%	104.71%	0.52%		
SP:AV	1.45	1.55	6.75%		



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YTD	2022	2023	% Change				
# Units Sold	135	124	-8.15%				
Rate of Ab 3 mo	1.22	1.77	45.81%				
Actives	16	19	20.89%				
Under Contracts	26	24	-9.20%				

#### Madison Yearly Market Trends

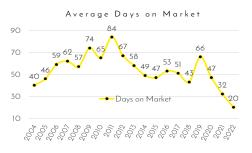


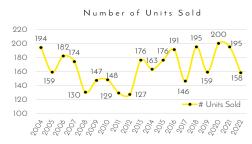




#### Madison Yearly Market Trends







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Not intended to solicit a property already listed.