

Madison

September 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Greenwood Avenue	Colonial	3	2.0	22	\$680,000	\$680,000	\$725,000	106.62%	\$431,900	1.68
2	48 Dean Street	Colonial	3	1.1	53	\$774,900	\$749,900	\$747,500	99.68%	\$487,800	1.53
3	37 Rosemont Avenue	Colonial	3	2.0	12	\$689,000	\$689,000	\$775,000	112.48%	\$439,100	1.76
4	5 Rolling Hill Court	TwnIntUn	2	3.1	14	\$819,000	\$819,000	\$822,000	100.37%	\$526,300	1.56
5	25 Beverly Road	CapeCod	4	2.0	21	\$1,049,000	\$1,049,000	\$1,400,000	133.46%	\$848,100	1.65
AVERAGE					24	\$802,380	\$797,380	\$893,900	110.52%		1.64

"Active" Listings in Madison

Number of Units: 16
 Average List Price: \$1,718,931
 Average Days on Market: 40

"Under Contract" Listings in Madison

Number of Units: 16
 Average List Price: \$1,232,925
 Average Days on Market: 40

Madison 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27	85	60	15	25	25	25	22	24				29
List Price	\$737,083	\$1,624,250	\$1,072,625	\$1,294,111	\$1,462,000	\$1,228,000	\$1,172,433	\$1,043,931	\$797,380				\$1,156,334
Sales Price	\$734,333	\$1,680,750	\$1,129,813	\$1,434,068	\$1,557,375	\$1,297,769	\$1,223,783	\$1,087,406	\$893,900				\$1,221,841
SP:LP%	99.54%	106.28%	104.23%	111.51%	109.45%	106.80%	105.57%	104.80%	110.52%				106.36%
SP to AV	1.37	1.73	1.42	1.61	1.66	1.71	1.68	1.64	1.64				1.63
# Units Sold	6	4	8	9	8	13	18	16	5				87
3 Mo Rate of Ab	0.96	1.17	1.83	2.69	2.50	1.45	0.71	0.89	1.25				1.49
Active Listings	6	7	10	14	17	13	10	9	16				11
Under Contracts	10	18	14	22	30	28	23	12	16				19

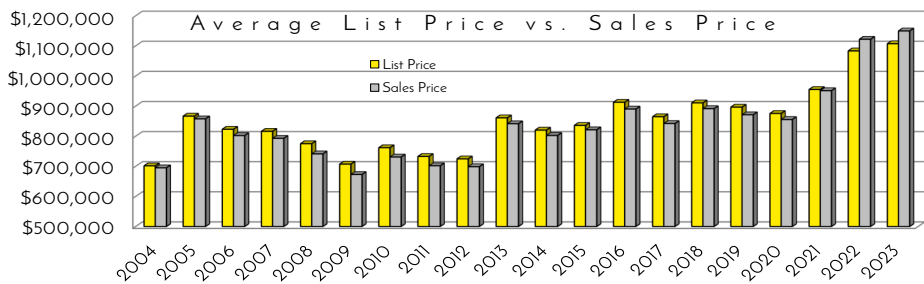
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	21	29	41.32%
Sales Price	\$1,149,771	\$1,221,841	6.27%
LP:SP	104.54%	106.36%	1.75%
SP:AV	1.55	1.63	5.13%

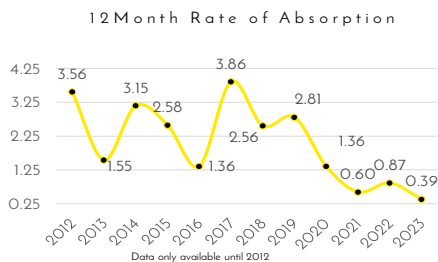
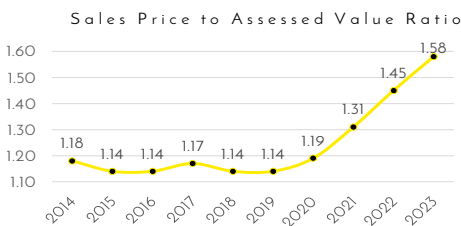


YTD	2023	2024	% Change
# Units Sold	118	87	-26.27%
Rate of Ab 3 mo	1.78	1.49	-16.09%
Actives	19	11	-40.35%
Under Contracts	25	19	-21.72%

Madison Yearly Market Trends

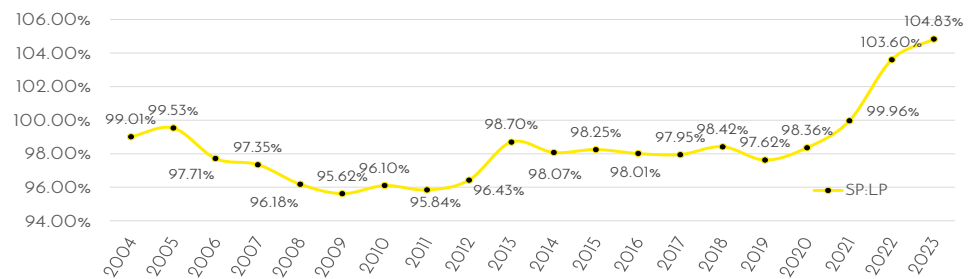


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083,105	\$1070,006
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	\$951,100	\$1121,801	\$1149,429

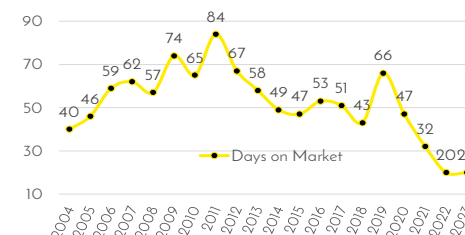


Madison Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

