

Madison

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Wayne Boulevard	CapeCod	3	2.0	19	\$899,000	\$799,000	\$815,000	102.00%	\$394,600	2.07
2	6 Valley Road	Colonial	3	2.0	22	\$899,000	\$899,000	\$1,225,000	136.26%	\$610,900	2.01
3	349 Woodland Road	Colonial	4	3.1	25	\$1,250,000	\$1,250,000	\$1,421,000	113.68%	\$889,500	1.60
4	20 Loantaka Way	Colonial	4	3.1	9	\$1,295,000	\$1,295,000	\$1,450,000	111.97%	\$671,300	2.16
5	144 Shunpike Road	Colonial	5	3.1	21	\$1,499,000	\$1,399,000	\$1,451,250	103.73%	\$985,100	1.47
6	73 Brittin Street	Colonial	5	3.1	9	\$1,499,000	\$1,499,000	\$1,600,000	106.74%	\$877,700	1.82
7	15 Noe Avenue	Colonial	6	6.0	5	\$2,599,000	\$2,599,000	\$2,685,000	103.31%	New	
AVERAGE					16	\$1,420,000	\$1,391,429	\$1,521,036	111.10%		1.85

"Active" Listings in Madison

Number of Units: 19
Average List Price: \$1,512,947
Average Days on Market: 23

"Under Contract" Listings in Madison

Number of Units: 16
Average List Price: \$1,472,625
Average Days on Market: 23

Madison 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	20	114	29	16									34
List Price	\$1,495,727	\$1,243,225	\$1,060,656	\$1,391,429									\$1,313,284
Sales Price	\$1,586,147	\$1,228,500	\$1,152,120	\$1,521,036									\$1,399,288
SP:LP%	107.57%	99.07%	111.21%	111.10%									108.33%
SP to AV	1.74	1.60	1.86	1.85									1.79
# Units Sold	11	4	9	7									31
3 Mo Rate of Ab	0.86	0.62	1.29	3.00									1.44
Active Listings	9	6	12	19									12
Under Contracts	10	15	11	16									13

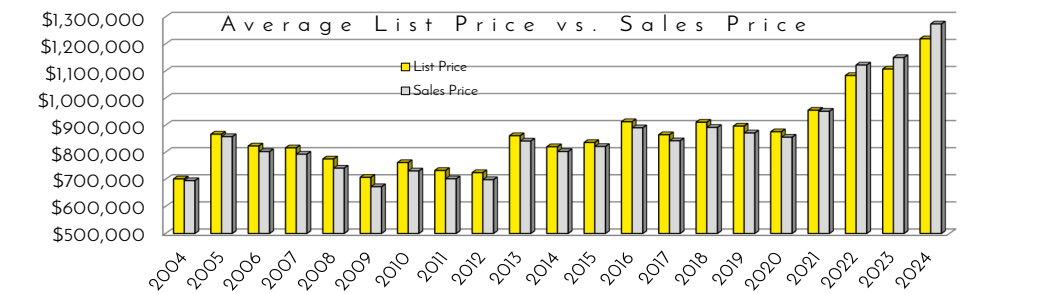
Flashback! YTD 202 vs YTD 2025

YTD	2024	2025	% Change
DOM	41	34	-17.69%
Sales Price	\$1,224,967	\$1,399,288	14.23%
LP:SP	105.92%	108.33%	2.27%
SP:AV	1.52	1.79	17.47%

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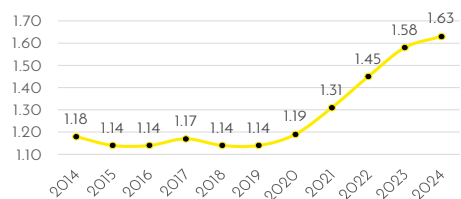
YTD	2024	2025	% Change
# Units Sold	27	31	14.81%
Rate of Ab 3 mo	1.66	1.44	-13.23%
Actives	9	12	24.32%
Under Contracts	16	13	-18.75%

Madison Yearly Market Trends



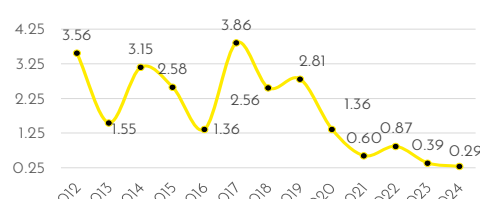
LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$802K	\$836K	\$912K	\$865K	\$910K	\$896K	\$955K	\$1083103	\$1107M	\$1219M	

Sales Price to Assessed Value Ratio



*2013 Madison Tax Re Evaluation

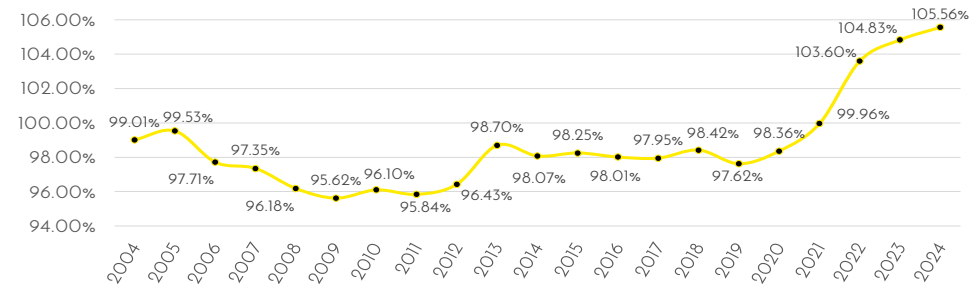
12Month Rate of Absorption



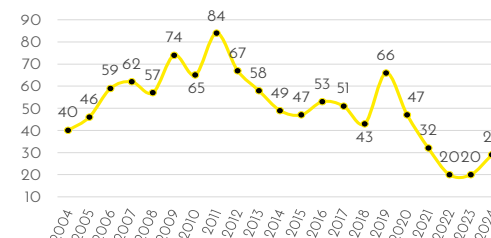
Data only available until 2012

Madison Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

