

Madison

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 West Street	Colonial	3	2.0	78	\$649,999	\$635,000	\$640,000	100.79%	\$332,500	1.92
2	25 Ridgedale Avenue U14	OneFloor	2	2.0	14	\$825,000	\$825,000	\$810,000	98.18%	\$563,900	1.44
3	58 Cambridge Court	TwnIntUn	3	2.1	26	\$819,000	\$819,000	\$862,240	105.28%	\$476,500	1.81
4	116 Ridgedale Avenue	Ranch	4	2.0	10	\$799,000	\$799,000	\$940,000	117.65%	\$464,400	2.02
5	13 Longview Avenue	Colonial	4	1.1	12	\$899,000	\$899,000	\$1,011,500	112.51%	\$597,200	1.69
6	55 Valley Road	CapeCod	4	2.0	8	\$899,000	\$899,000	\$1,110,000	123.47%	\$556,400	1.99
7	152 Loantaka Way	Tudor	3	2.1	14	\$950,000	\$950,000	\$1,175,000	123.68%	\$634,600	1.85
8	38 Pine Avenue	Tudor	4	2.2	11	\$1,100,000	\$1,100,000	\$1,312,580	119.33%	\$705,800	1.86
9	11 Baumgartner Drive	Colonial	4	3.1	11	\$1,399,000	\$1,399,000	\$1,635,000	116.87%	\$845,900	1.93
10	69 Glenwild Road	CapeCod	4	2.1	22	\$1,499,000	\$1,499,000	\$1,670,000	111.41%	\$950,400	1.76
11	2 Hoyt Street	Colonial	5	4.1	21	\$1,900,000	\$1,900,000	\$1,800,000	94.74%	\$933,700	1.93
12	20 Hillside Avenue	Colonial	6	4.1	42	\$2,395,000	\$2,345,000	\$2,300,000	98.08%	\$1,437,300	1.60
AVERAGE					22	\$1,177,833	\$1,172,417	\$1,272,193	110.17%		1.82

"Active" Listings in Madison

Number of Units: 11
Average List Price: \$1,189,254
Average Days on Market: 27

"Under Contract" Listings in Madison

Number of Units: 21
Average List Price: \$1,570,238
Average Days on Market: 24

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	22								31
List Price	\$1,495,727	\$1,243,225	\$1,060,656	\$1,391,429	\$1,172,417								\$1,273,972
Sales Price	\$1,586,147	\$1,228,500	\$1,152,120	\$1,521,036	\$1,272,193								\$1,363,820
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%								108.84%
SP to AV	1.74	1.60	1.86	1.85	1.82								1.80
# Units Sold	11	4	9	7	12								43
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45								1.44
Active Listings	9	6	12	19	11								11
Under Contracts	10	15	11	16	21								15

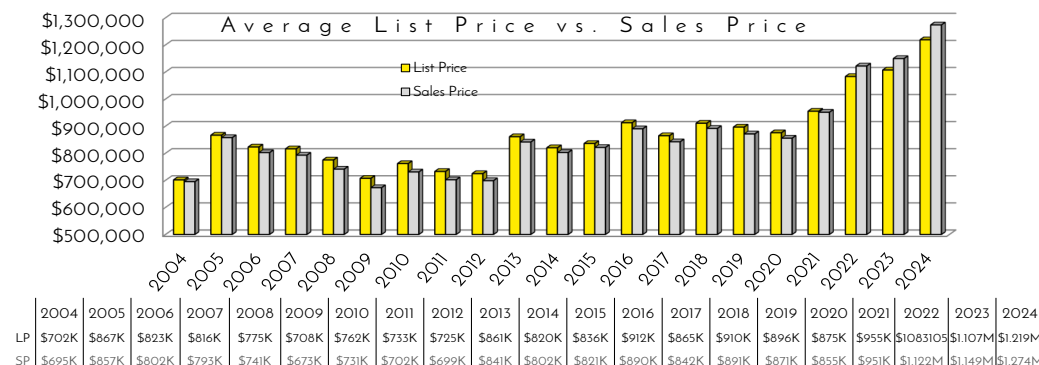
Flashback! YTD 202 vs YTD 2025

YTD	2024	2025	% Change
DOM	37	31	-17.86%
Sales Price	\$1,300,946	\$1,363,820	4.83%
LP:SP	106.73%	108.84%	1.98%
SP:AV	1.55	1.80	15.82%

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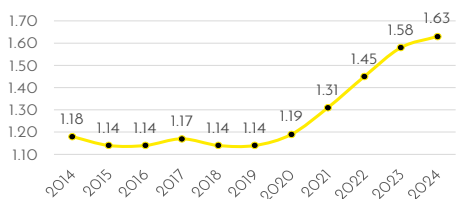
YTD	2024	2025	% Change
# Units Sold	35	43	22.86%
Rate of Ab 3 mo	1.83	1.44	-21.09%
Actives	11	11	0.00%
Under Contracts	19	15	-22.34%

Madison Yearly Market Trends



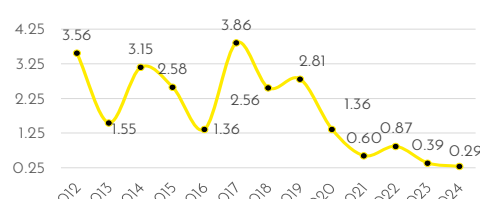
LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$820K	\$836K	\$912K	\$865K	\$910K	\$896K	\$955K	\$1083K	\$1107M	\$1219M	
	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$731K	\$702K	\$699K	\$841K	\$802K	\$821K	\$890K	\$842K	\$891K	\$871K	\$955K	\$951K	\$1122M	\$1149M	\$1274M

Sales Price to Assessed Value Ratio



*2013 Madison Tax Re Evaluation

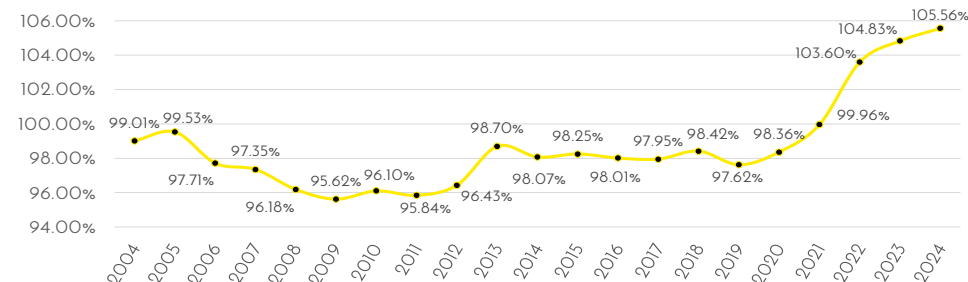
12Month Rate of Absorption



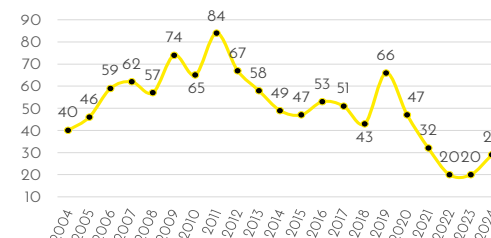
Data only available until 2012

Madison Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

