

Madison

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Pine Tree Terrace	Colonial	3	1.1	16	\$699,900	\$699,900	\$735,000	105.02%	\$525,000	1.40
2	248 Plymouth Court	TwnIntUn	3	2.1	1	\$825,000	\$825,000	\$825,000	100.00%	\$515,900	1.60
3	1 Noe Avenue	Ranch	3	2.0	18	\$949,000	\$949,000	\$1,050,000	110.64%	\$740,600	1.42
4	33 Sherwood Avenue	SplitLev	3	3.0	13	\$1,089,000	\$1,089,000	\$1,250,000	114.78%	\$596,400	2.10
5	5 Lee Avenue	Colonial	4	2.2	12	\$1,100,000	\$1,100,000	\$1,387,000	126.09%	\$609,400	2.28
6	10 Norman Circle	CapeCod	3	2.0	14	\$1,350,000	\$1,350,000	\$1,550,000	114.81%	\$640,200	2.42
7	165 Madison Avenue	Colonial	6	5.1	54	\$1,849,999	\$1,688,000	\$1,750,000	103.67%	\$1,037,000	1.69
8	17 Woodcliff Drive	Colonial	5	3.0	18	\$1,685,000	\$1,685,000	\$1,825,000	108.31%	\$997,300	1.83
9	47 Park Lane	Colonial	5	3.1	1	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	\$1,050,600	2.09
10	64 Green Avenue	Colonial	6	6.0	25	\$2,349,000	\$2,349,000	\$2,400,000	102.17%	\$1,072,100	2.24
11	6 Highland Avenue	Colonial	6	5.2	16	\$2,495,000	\$2,495,000	\$2,495,000	100.00%	\$1,443,200	1.73
AVERAGE					17	\$1,508,354	\$1,493,627	\$1,587,909	107.77%		1.89

"Active" Listings in Madison

Number of Units: 13
Average List Price: \$1,489,369
Average Days on Market: 18

"Under Contract" Listings in Madison

Number of Units: 25
Average List Price: \$1,268,592
Average Days on Market: 19

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	17							28
List Price	\$1,495,727	\$1,243,225	\$1,060,656	\$1,391,429	\$1,172,417	\$1,493,627							\$1,318,717
Sales Price	\$1,586,147	\$1,228,500	\$1,152,120	\$1,521,036	\$1,272,193	\$1,587,909							\$1,409,468
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%							108.62%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89							1.82
# Units Sold	11	4	9	7	12	11							54
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45	1.86							1.51
Active Listings	9	6	12	19	11	13							12
Under Contracts	10	15	11	16	21	25							16

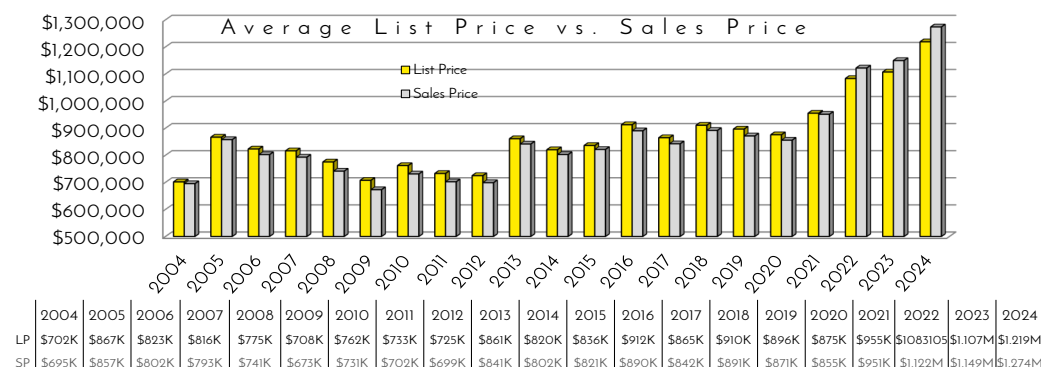
Flashback! YTD 202 vs YTD 2025

YTD	2024	2025	% Change
DOM	34	28	-18.12%
Sales Price	\$1,300,086	\$1,409,468	8.41%
LP:SP	106.75%	108.62%	1.76%
SP:AV	1.60	1.82	13.50%

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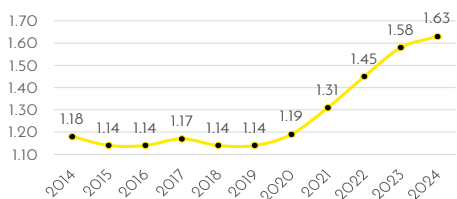
YTD	2024	2025	% Change
# Units Sold	48	54	12.50%
Rate of Ab 3 mo	1.77	1.51	-14.34%
Actives	11	12	4.48%
Under Contracts	20	16	-19.67%

Madison Yearly Market Trends



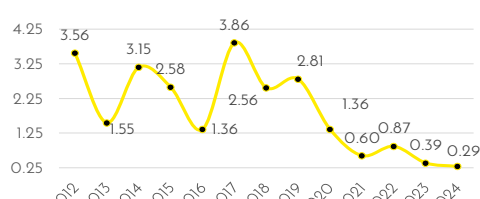
Year	LP	SP
2004	\$702K	\$695K
2005	\$867K	\$857K
2006	\$823K	\$802K
2007	\$816K	\$793K
2008	\$775K	\$741K
2009	\$708K	\$673K
2010	\$762K	\$731K
2011	\$733K	\$702K
2012	\$725K	\$699K
2013	\$861K	\$841K
2014	\$820K	\$802K
2015	\$836K	\$821K
2016	\$912K	\$890K
2017	\$865K	\$842K
2018	\$910K	\$891K
2019	\$896K	\$871K
2020	\$955K	\$951K
2021	\$1083K	\$1122M
2022	\$1035K	\$1149M
2023	\$1107M	\$1274M
2024	\$1219M	\$1274M

Sales Price to Assessed Value Ratio



*2013 Madison Tax Re Evaluation

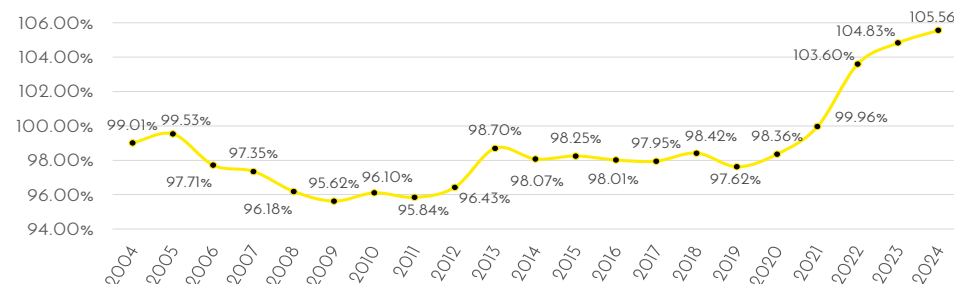
12Month Rate of Absorption



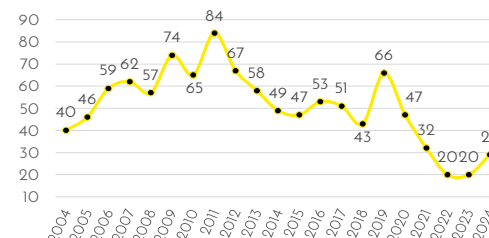
Data only available until 2012

Madison Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

