# Madison

## September 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assess-ment | SP:AV |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 11 Delbarton Drive | SplitLev | 4 | 2.0 | 20 | $825,000 | $799,900 | $830,000 | 103.76% | $546,800 | 1.52 |
| 2 | 47 Shadylawn Drive | CapeCod | 4 | 2.1 | 23 | $849,000 | $799,000 | $841,000 | 105.26% | $456,500 | 1.84 |
| 3 | 61 Cambridge Court | MultiFlr | 3 | 2.1 | 6 | $835,000 | $835,000 | $845,000 | 101.20% | $473,600 | 1.78 |
| 4 | 32 Sherwood Avenue | CapeCod | 4 | 2.1 | 15 | $925,000 | $925,000 | $1,030,000 | 111.35% | $515,800 | 2.00 |
| 5 | 150 Central Avenue | Tudor | 3 | 1.1 | 13 | $895,000 | $895,000 | $1,050,000 | 117.32% | $594,400 | 1.77 |
| 6 | 12 Baumgartner Drive | Colonial | 4 | 2.1 | 22 | $1,200,000 | $1,200,000 | $1,150,000 | 95.83% | $881,500 | 1.30 |
| 7 | 138 Central Avenue | Victrian | 5 | 3.2 | 44 | $1,359,000 | $1,359,000 | $1,343,000 | 98.82% | $727,000 | 1.85 |
| 8 | 25 Woodcliff Drive | CapeCod | 4 | 3.1 | 49 | $1,980,000 | $1,799,000 | $1,710,000 | 95.05% | Renovated | |
| 9 | 25 Green wood Avenue | Custom | 7 | 7.1 | 23 | $2,399,000 | $2,399,000 | $2,220,000 | 92.54% | New | |
| 10 | 8 Olde Greenhouse Lane | Colonial | 6 | 5.0 | 34 | $2,750,000 | $2,750,000 | $2,550,000 | 92.73% | $1,614,300 | 1.58 |
| 11 | 95 Green Avenue | Colonial | 5 | 5.1 | 11 | $2,495,000 | $2,495,000 | $2,860,000 | 114.63% | $1,351,600 | 2.12 |
| 12 | 50 Hillcrest Road | Custom | 8 | 8.1 | 1 | $3,350,000 | $3,350,000 | $3,350,000 | 100.00% | Renovated | |
| | AVERAGE | | | | 22 | $1,655,167 | $1,633,825 | $1,648,250 | 102.37% | | 1.75 |

### *"Active"* Listings in Madison

| | |
|---|---|
| Number of Units: | 12 |
| Average List Price: | $1,446,158 |
| Average Days on Market: | 32 |

### *"Under Contract"* Listings in Madison

| | |
|---|---|
| Number of Units: | 13 |
| Average List Price: | $1,321,069 |
| Average Days on Market: | 22 |

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# 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 | 19 | 19 | 22 | | | | 24 |
| List Price | $1,495,727 | $1,243,225 | $1,060,656 | $1,391,429 | $1,172,417 | $1,493,627 | $1,257,059 | $1,585,992 | $1,633,825 | | | | $1,381,247 |
| Sales Price | $1,586,147 | $1,228,500 | $1,152,120 | $1,521,036 | $1,272,193 | $1,587,909 | $1,370,118 | $1,627,333 | $1,648,250 | | | | $1,460,108 |
| SP:LP% | 107.57% | 99.07% | 111.21% | 111.10% | 110.17% | 107.77% | 109.25% | 106.72% | 102.37% | | | | 107.71% |
| SP to AV | 1.74 | 1.60 | 1.86 | 1.85 | 1.82 | 1.89 | 1.78 | 1.75 | 1.75 | | | | 1.80 |
| # Units Sold | 11 | 4 | 9 | 7 | 12 | 11 | 17 | 12 | 12 | | | | 95 |
| 3 Mo Rate of Ab | 0.86 | 0.62 | 1.29 | 3.00 | 1.45 | 1.86 | 1.31 | 0.64 | 1.02 | | | | 1.34 |
| Active Listings | 9 | 6 | 12 | 19 | 11 | 13 | 15 | 11 | 12 | | | | 12 |
| Under Contracts | 10 | 15 | 11 | 16 | 21 | 25 | 18 | 13 | 13 | | | | 16 |

# Flashback! YTD 202 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|---|---|---|---|
| DOM | 29 | 24 | -16.83% |
| Sales Price | $1,221,841 | $1,460,108 | 19.50% |
| LP:SP | 106.36% | 107.71% | 1.26% |
| SP:AV | 1.63 | 1.80 | 10.38% |

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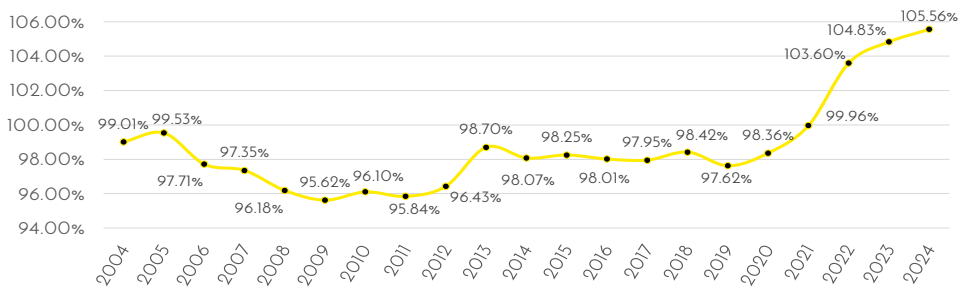
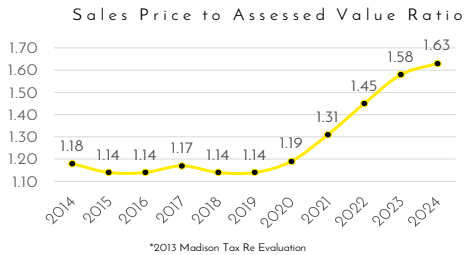
| YTD | 2024 | 2025 | % Change |
|---|---|---|---|
| # Units Sold | 87 | 95 | 9.20% |
| Rate of Ab 3 mo | 1.49 | 1.34 | -10.41% |
| Actives | 11 | 12 | 5.88% |
| Under Contracts | 19 | 16 | -17.92% |

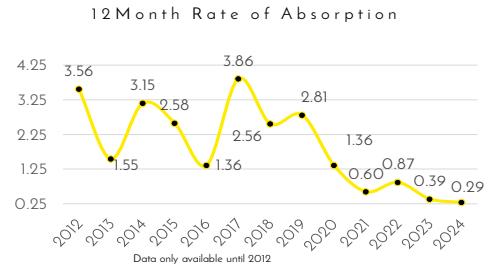
## Madison Yearly Market Trends

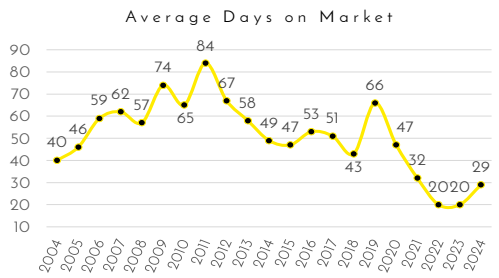
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LP | $702K | $867K | $823K | $816K | $775K | $708K | $762K | $733K | $725K | $861K | $820K | $836K | $912K | $865K | $910K | $896K | $875K | $955K | $1083105 | $1.107M | $1.219M |
| SP | $695K | $857K | $802K | $793K | $741K | $673K | $731K | $702K | $699K | $841K | $802K | $821K | $890K | $842K | $891K | $871K | $855K | $951K | $1.122M | $1.149M | $1.274M |

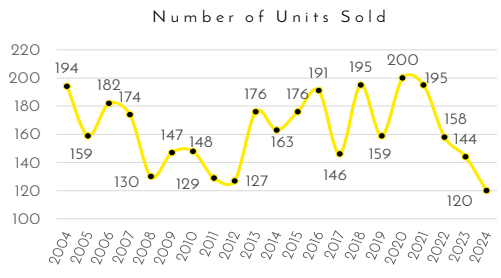
## Madison Yearly Market Trends

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