

Madison

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	318 Main Street U9	TwnIntUn	1	1.1	9	\$515,000	\$515,000	\$520,000	100.97%	\$375,400	1.39
2	9 Overhill Drive	Ranch	3	2.0	14	\$885,000	\$885,000	\$1,040,000	117.51%	\$507,300	2.05
3	26 Morris Place	Colonial	6	4.1	13	\$1,399,999	\$1,399,999	\$1,451,000	103.64%	\$614,600	2.36
4	10 Locust Street	Colonial	5	3.1	1	\$1,599,000	\$1,599,000	\$1,599,000	100.00%	New	
5	127 Green Village Road	Colonial	4	3.1	12	\$1,599,000	\$1,599,000	\$1,667,005	104.25%	\$834,700	2.00
6	179 Ridgedale Avenue	Colonial	6	5.1	57	\$2,099,000	\$2,099,000	\$1,999,000	95.24%	New	
7	7 Dogwood Drive	Colonial	4	3.2	14	\$1,750,000	\$1,750,000	\$1,999,999	114.29%	\$1,108,500	1.80
8	176 Green Avenue	Ranch	4	2.1	58	\$1,925,000	\$1,925,000	\$2,180,000	113.25%	\$1,300,000	1.68
9	2 Brannick Drive	Colonial	5	3.1	12	\$1,780,000	\$1,780,000	\$2,200,000	123.60%	\$1,125,200	1.96
AVERAGE					21	\$1,505,778	\$1,505,778	\$1,628,445	108.08%		1.89

"Active" Listings in Madison

Number of Units: 10
Average List Price: \$2,054,180
Average Days on Market: 26

"Under Contract" Listings in Madison

Number of Units: 19
Average List Price: \$1,142,174
Average Days on Market: 29

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	21			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	\$1,505,778			\$1,392,024
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	\$1,628,445			\$1,474,676
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%	109.25%	106.72%	102.37%	108.08%			107.74%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89	1.78	1.75	1.75	1.89			1.80
# Units Sold	11	4	9	7	12	11	17	12	12	9			104
3 Mo Rate of Ab	0.86	0.62	1.29	3.00	1.45	1.86	1.31	0.64	1.02	1.36			1.34
Active Listings	9	6	12	19	11	13	15	11	12	10			12
Under Contracts	10	15	11	16	21	25	18	13	13	19			16

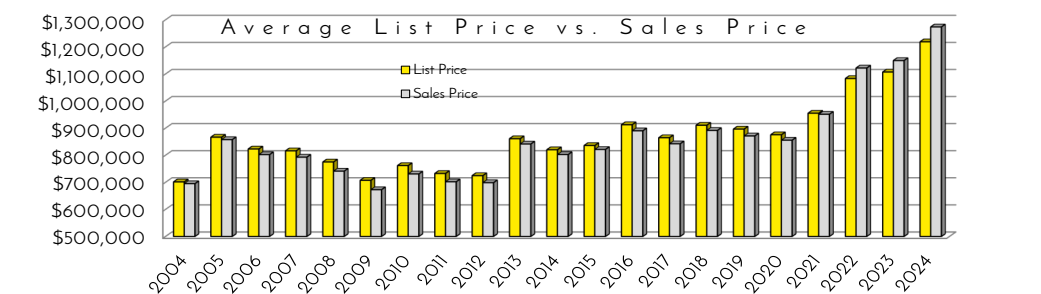
Flashback! YTD 202 vs YTD 2025

YTD	2024	2025	% Change
DOM	29	24	-16.26%
Sales Price	\$1,213,667	\$1,474,676	21.51%
LP:SP	106.17%	107.74%	1.47%
SP:AV	1.62	1.80	11.14%

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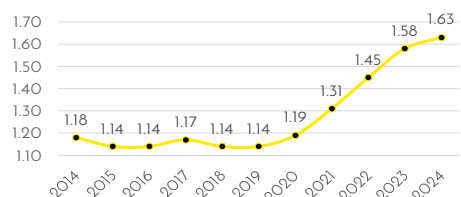
YTD	2024	2025	% Change
# Units Sold	96	104	8.33%
Rate of Ab 3 mo	1.50	1.34	-10.30%
Actives	11	12	3.51%
Under Contracts	19	16	-16.15%

Madison Yearly Market Trends



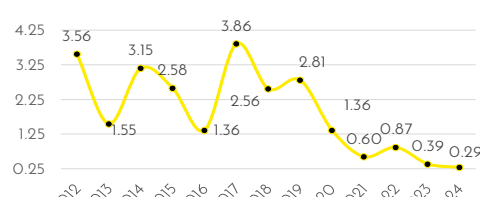
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$820K	\$836K	\$912K	\$865K	\$910K	\$896K	\$955K	\$1083105	\$1107M	\$1219M	
SP	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$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

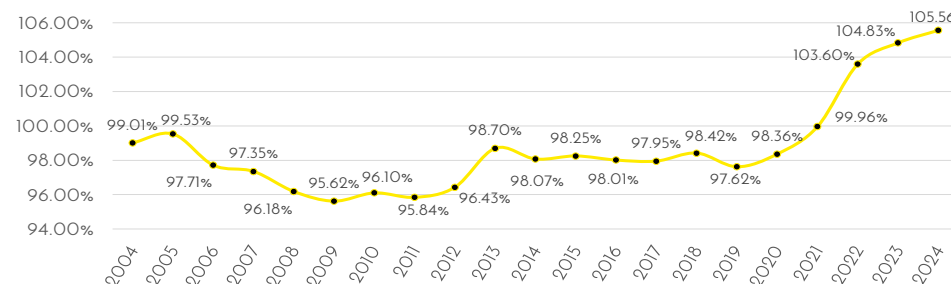
12Month Rate of Absorption



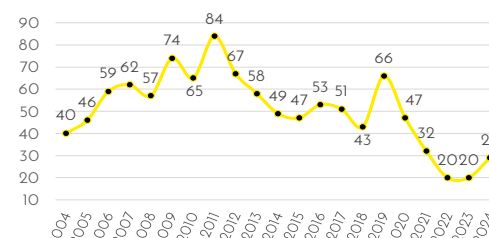
Data only available until 2012

Madison Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

