

Madison

December 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	TwnIntUn	3	2.1	6	\$595,000	\$595,000	\$670,000	112.61%	\$382,400	1.75
2	4 Lynwood Place	Ranch	3	2.0	16	\$749,000	\$749,000	\$835,000	111.48%	\$520,800	1.60
3	21 Rolling Hill Court	TwnEndUn	3	2.1	9	\$975,000	\$975,000	\$985,000	101.03%	\$590,400	1.67
4	3 Avon Drive	SplitLev	3	1.2	7	\$920,000	\$920,000	\$999,999	108.70%	\$566,700	1.76
5	8 Anthony Drive	CapeCod	4	3.0	30	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$529,300	2.08
6	3 Rose Avenue	Tudor	3	3.0	12	\$950,000	\$950,000	\$1,101,000	115.89%	\$628,900	1.75
7	3B Loveland Street	Colonial	5	4.1	1	\$1,225,000	\$1,225,000	\$1,170,000	95.51%	New	
8	152 Central Avenue	Colonial	4	1.2	20	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$595,200	2.27
AVERAGE					13	\$983,000	\$983,000	\$1,026,375	105.65%		1.84

"Active" Listings in Madison

Number of Units: 10
Average List Price: \$1,802,568
Average Days on Market: 54

"Under Contract" Listings in Madison

Number of Units: 12
Average List Price: \$974,758
Average Days on Market: 28

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	30	13	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	\$1,247,000	\$983,000	\$1,353,316
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	\$1,369,990	\$1,026,375	\$1,436,698
SP:LP%	107.57%	99.07%	111.21%	111.10%	110.17%	107.77%	109.25%	106.72%	102.37%	108.08%	111.78%	105.65%	107.93%
SP to AV	1.74	1.60	1.86	1.85	1.82	1.89	1.78	1.75	1.75	1.89	1.94	1.84	1.82
# Units Sold	11	4	9	7	12	11	17	12	12	9	10	8	122
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	1.10	1.00	1.29
Active Listings	9	6	12	19	11	13	15	11	12	10	10	10	12
Under Contracts	10	15	11	16	21	25	18	13	13	19	17	12	16

Flashback! YTD 202 vs YTD 2025

YTD	2024	2025	% Change
DOM	29	24	-17.17%
Sales Price	\$1,273,500	\$1,436,698	12.81%
LP:SP	105.56%	107.93%	2.24%
SP:AV	1.63	1.82	11.45%

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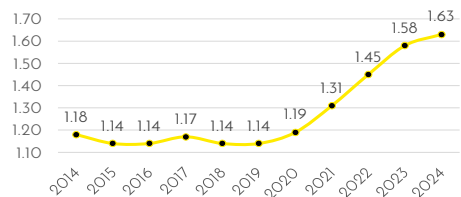
YTD	2024	2025	% Change
# Units Sold	120	122	1.67%
Rate of Ab 3 mo	1.35	1.29	-4.38%
Actives	10	12	11.29%
Under Contracts	19	16	-16.30%

Madison Yearly Market Trends



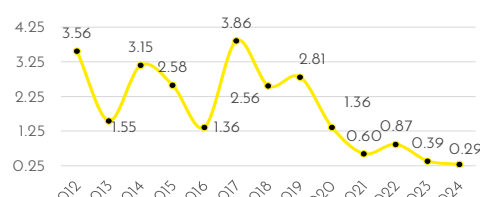
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$820K	\$836K	\$912K	\$865K	\$910K	\$896K	\$955K	\$1083K	\$1031K	\$1107M	\$1219M
SP	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$731K	\$702K	\$699K	\$841K	\$802K	\$821K	\$890K	\$842K	\$891K	\$871K	\$951K	\$1122M	\$1149M	\$1274M	\$1274M

Sales Price to Assessed Value Ratio



*2013 Madison Tax Re Evaluation

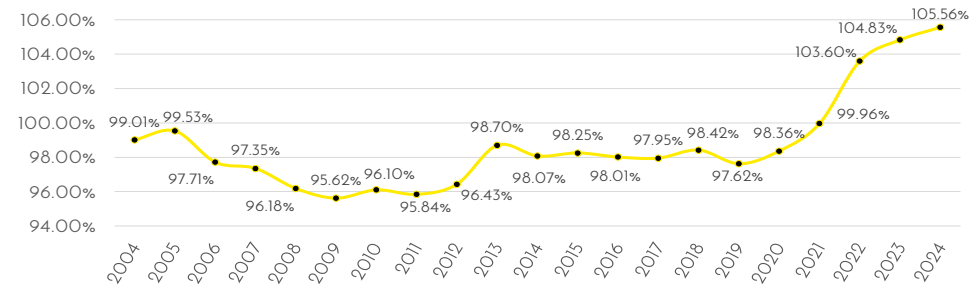
12Month Rate of Absorption



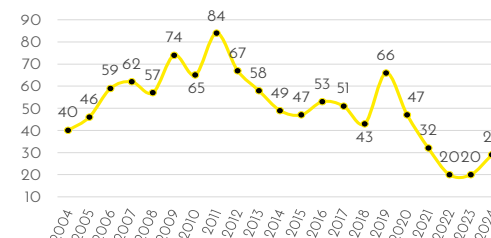
Data only available until 2012

Madison Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

