

Madison

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	47 Niles Avenue	Colonial	3	1.1	15	\$632,500	\$632,500	\$662,600	104.76%	\$431,600	1.54
2	96 North Street	Ranch	2	2.0	63	\$699,000	\$699,000	\$700,000	100.14%	\$377,300	1.86
3	210 Central Avenue	CapeCod	4	2.0	27	\$774,999	\$774,999	\$775,000	100.00%	\$494,900	1.57
4	23 West Street	Colonial	4	2.0	10	\$799,000	\$799,000	\$799,000	100.00%	\$398,300	2.01
5	47 Cambridge Court	MultiFlr	3	2.1	17	\$830,000	\$830,000	\$850,000	102.41%	\$441,600	1.92
6	53 Highland Avenue	Colonial	3	2.0	44	\$874,900	\$874,900	\$875,000	100.01%	Renovated	
7	7 Lee Avenue	Colonial	3	2.1	9	\$1,017,000	\$1,017,000	\$1,160,000	114.06%	\$603,800	1.92
8	15 Prospect Place	Colonial	3	3.1	44	\$1,299,900	\$1,299,900	\$1,270,000	97.70%	New	
9	115 Woodland Road	Ranch	4	2.1	14	\$1,429,000	\$1,429,000	\$1,565,000	109.52%	\$816,300	1.92
10	107 Greenwood Avenue	Colonial	5	3.1	16	\$1,549,000	\$1,549,000	\$1,631,000	105.29%	\$873,900	1.87
AVERAGE					26	\$990,530	\$990,530	\$1,028,760	103.39%		1.82

"Active" Listings in Madison

Number of Units: 9
Average List Price: \$2,117,889
Average Days on Market: 50

"Under Contract" Listings in Madison

Number of Units: 10
Average List Price: \$1,342,548
Average Days on Market: 23

Madison 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	26												26
List Price	\$990,530												\$990,530
Sales Price	\$1,028,760												\$1,028,760
SP:LP%	103.39%												103.39%
SP to AV	1.82												1.82
# Units Sold	10												10
3 Mo Rate of Ab	1.00												1.00
Active Listings	9												9
Under Contracts	10												10

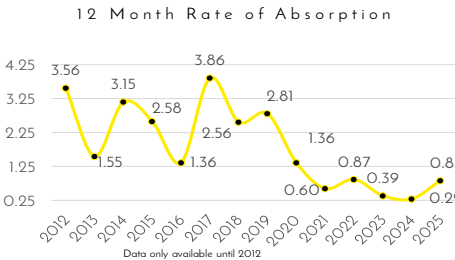
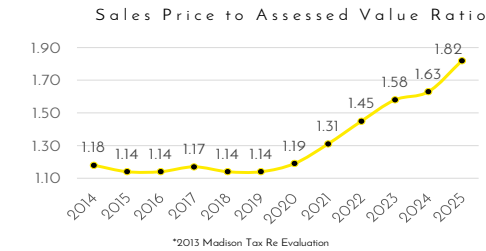
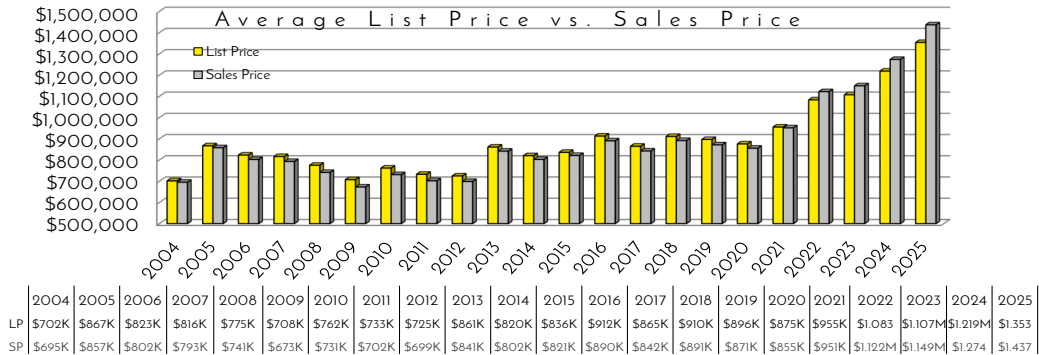
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	26	26.62%
Sales Price	\$1,586,147	\$1,028,760	-35.14%
LP:SP	107.57%	103.39%	-3.89%
SP:AV	1.74	1.82	4.81%



YTD	2025	2026	% Change
# Units Sold	11	10	-9.09%
Rate of Ab 3 mo	0.86	1.00	16.28%
Actives	9	9	0.00%
Under Contracts	10	10	0.00%

Madison Yearly Market Trends



Madison Yearly Market Trends

