

Madison

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3 Durwood Place	Colonial	3	2.0	24	\$709,000	\$709,000	\$740,000	104.37%	\$490,100	1.51
2	17 Overhill Drive	Ranch	3	2.0	49	\$829,000	\$829,000	\$805,000	97.10%	\$493,300	1.63
3	4 Fairwood Road	Colonial	4	2.1	34	\$899,900	\$899,900	\$875,000	97.23%	\$646,000	1.35
4	18 Hillcrest Road	Colonial	3	2.1	1	\$1,375,000	\$1,375,000	\$1,375,000	100.00%	\$780,700	1.76
5	77 Valley Road	Colonial	5	3.1	7	\$1,900,000	\$1,900,000	\$1,900,000	100.00%	\$965,600	1.97
6	35 Winding Way	SplitLev	5	4.0	6	\$2,200,000	\$2,200,000	\$2,453,000	111.50%	Renovated	
7	6 Bittenheim Terrace	Colonial	6	5.0	23	\$2,499,777	\$2,499,777	\$2,455,000	98.21%	\$1,175,000	2.09
AVERAGE					21	\$1,487,525	\$1,487,525	\$1,514,714	101.20%		1.72

"Active" Listings in Madison

Number of Units: 15
 Average List Price: \$2,098,660
 Average Days on Market: 38

"Under Contract" Listings in Madison

Number of Units: 11
 Average List Price: \$1,284,982
 Average Days on Market: 19

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	21											24
List Price	\$990,530	\$1,487,525											\$1,195,175
Sales Price	\$1,028,760	\$1,514,714											\$1,228,859
SP:LP%	103.39%	101.20%											102.49%
SP to AV	1.82	1.72											1.78
# Units Sold	10	7											17
3 Mo Rate of Ab	1.00	1.96											1.48
Active Listings	9	15											12
Under Contracts	10	11											11

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	45	24	-47.71%
Sales Price	\$1,490,774	\$1,228,859	-17.57%
LP:SP	105.31%	102.49%	-2.68%
SP:AV	1.70	1.78	4.40%



YTD	2025	2026	% Change
# Units Sold	15	17	13.33%
Rate of Ab 3 mo	0.74	1.48	100.00%
Actives	8	12	60.00%
Under Contracts	13	11	-16.00%

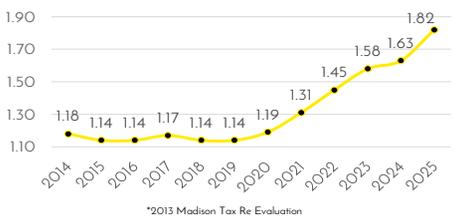
Madison Yearly Market Trends



Madison Yearly Market Trends



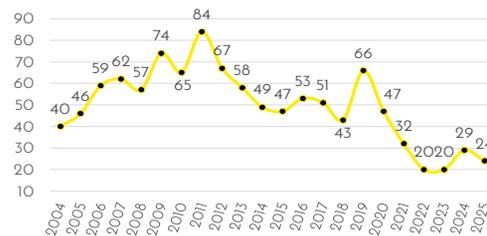
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

