

Madison

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	78 North Street	Colonial	3	1.2	43	\$725,000	\$699,900	\$715,000	102.16%	\$395,100	1.81
2	4 Delbarton Drive	Colonial	4	2.1	9	\$1,199,000	\$1,199,000	\$1,300,000	108.42%	\$564,500	2.30
3	60 West Lane	CapeCod	4	3.0	17	\$1,099,000	\$1,099,000	\$1,300,000	118.29%	\$801,300	1.62
4	175 Green Village Road	CapeCod	4	2.1	17	\$875,000	\$875,000	\$1,310,000	149.71%	\$698,500	1.88
5	9 Westerly Avenue	Custom	4	2.1	23	\$1,399,900	\$1,399,900	\$1,335,000	95.36%	\$704,100	1.90
6	60 Greenwood Avenue	Colonial	4	2.0	18	\$1,149,000	\$1,149,000	\$1,400,000	121.85%	\$585,800	2.39
7	70 Noe Avenue	SplitLev	4	3.0	12	\$1,089,000	\$1,089,000	\$1,417,000	130.12%	\$744,800	1.90
8	24 Loantaka Way	Colonial	4	3.1	9	\$1,475,000	\$1,475,000	\$1,650,000	111.86%	Renovated	
9	142 Ridgedale Avenue	Colonial	7	6.0	40	\$2,399,000	\$2,299,999	\$2,200,000	95.65%	New	
AVERAGE					21	\$1,267,767	\$1,253,978	\$1,403,000	114.83%		1.97

"Active" Listings in Madison

Number of Units: 8
 Average List Price: \$2,363,500
 Average Days on Market: 48

"Under Contract" Listings in Madison

Number of Units: 21
 Average List Price: \$1,580,614
 Average Days on Market: 31

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	21										23
List Price	\$990,530	\$1,487,525	\$1,253,978										\$1,215,530
Sales Price	\$1,028,760	\$1,514,714	\$1,403,000										\$1,289,138
SP:LP%	103.39%	101.20%	114.83%										106.76%
SP to AV	1.82	1.72	1.97										1.84
# Units Sold	10	7	9										26
3 Mo Rate of Ab	1.00	1.96	1.32										1.43
Active Listings	9	15	8										11
Under Contracts	10	11	21										14

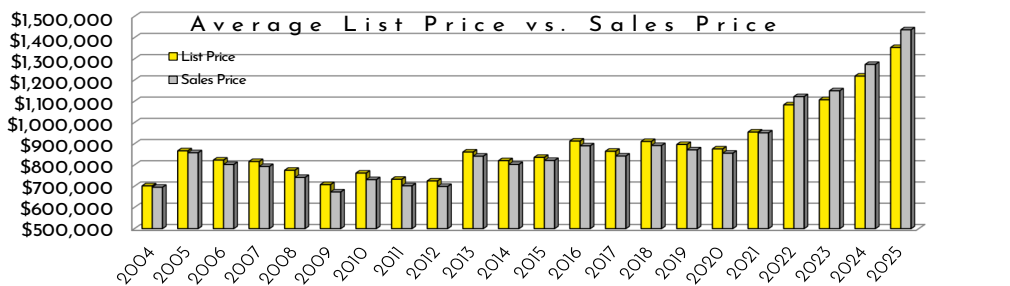
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	39	23	-41.96%
Sales Price	\$1,363,779	\$1,289,138	-5.47%
LP:SP	107.52%	106.76%	-0.71%
SP:AV	1.77	1.84	4.36%



YTD	2025	2026	% Change
# Units Sold	24	26	8.33%
Rate of Ab 3 mo	0.92	1.43	54.51%
Actives	9	11	18.52%
Under Contracts	12	14	16.67%

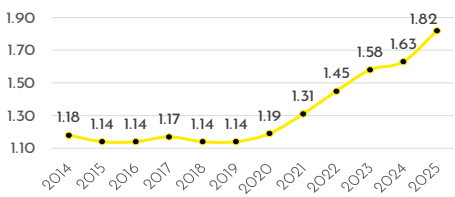
Madison Yearly Market Trends



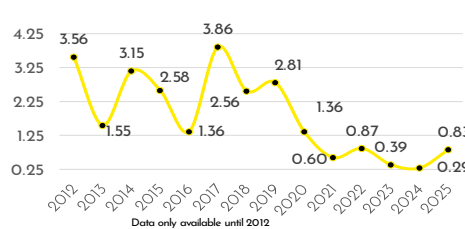
Madison Yearly Market Trends



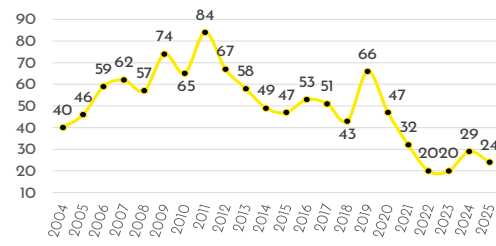
Sales Price to Assessed Value Ratio



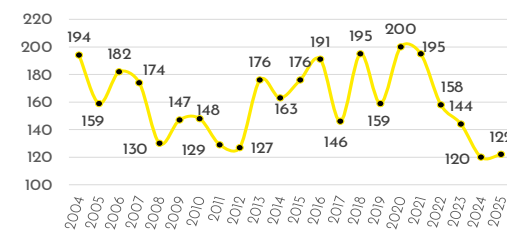
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2015 Madison Tax Re Evaluation