

Madison

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Loantaka Way U:J	OneFloor	2	1.0	12	\$529,000	\$529,000	\$550,000	103.97%	\$314,100	1.75
2	52 Cambridge Court	TwnIntUn	2	2.1	11	\$675,000	\$675,000	\$700,000	103.70%	\$447,200	1.57
3	122 Hempstead Court	MultiFlr	2	2.1	19	\$775,000	\$775,000	\$830,000	107.10%	\$475,900	1.74
4	14 Buckingham Drive	CapeCod	4	2.0	13	\$925,000	\$925,000	\$1,105,000	119.46%	\$522,200	2.12
5	19 Highview Terrace	CapeCod	4	4.0	1	\$1,200,000	\$1,200,000	\$1,310,000	109.17%	\$764,300	1.71
6	53 Fairview Avenue	Colonial	5	2.1	1	\$1,499,000	\$1,499,000	\$1,800,000	120.08%	Renovated	
7	24 Fairview Avenue	Colonial	5	4.1	13	\$1,799,000	\$1,799,000	\$2,310,000	128.40%	\$1,039,800	2.22
8	159 Woodland Road	Colonial	5	5.1	18	\$2,399,000	\$2,399,000	\$2,560,000	106.71%	\$1,584,000	1.62
9	91 Woodland Road	Colonial	6	5.1	155	\$2,700,000	\$2,595,000	\$2,625,000	101.16%	\$463,000	New
10	7 Colonial Way	Colonial	5	3.1	14	\$2,350,000	\$2,350,000	\$2,855,107	121.49%	\$1,421,100	2.01
11	54 Midwood Terrace	Colonial	7	7.1	35	\$4,799,000	\$4,799,000	\$4,662,500	97.16%	New	
AVERAGE					27	\$1,786,364	\$1,776,818	\$1,937,055	110.76%		1.84

"Active" Listings in Madison

Number of Units: 13
 Average List Price: \$2,136,615
 Average Days on Market: 20

"Under Contract" Listings in Madison

Number of Units: 25
 Average List Price: \$1,438,236
 Average Days on Market: 25

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	27									24
List Price	\$990,530	\$1,487,525	\$1,253,978	\$1,776,818									\$1,382,399
Sales Price	\$1,028,760	\$1,514,714	\$1,403,000	\$1,937,055									\$1,481,762
SP:LP%	103.39%	101.20%	114.83%	110.76%									107.95%
SP to AV	1.82	1.72	1.97	1.84									1.84
# Units Sold	10	7	9	11									37
3 Mo Rate of Ab	1.00	1.96	1.32	1.55									1.46
Active Listings	9	15	8	13									11
Under Contracts	10	11	21	25									17

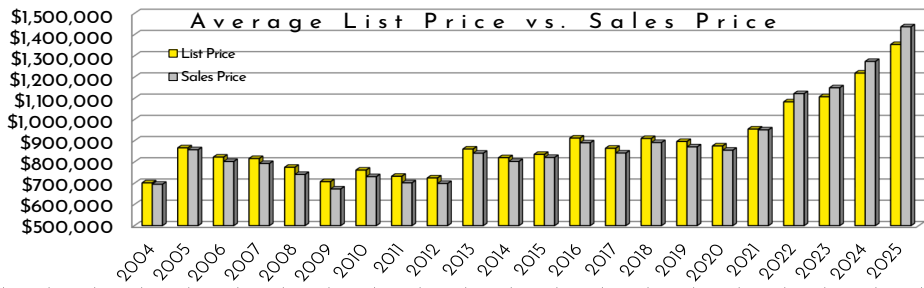
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	34	24	-29.54%
Sales Price	\$1,399,288	\$1,481,762	5.89%
LP:SP	108.33%	107.95%	-0.35%
SP:AV	1.79	1.84	3.16%



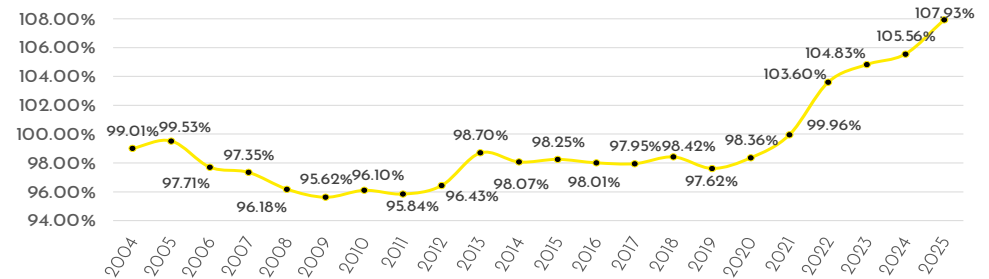
YTD	2025	2026	% Change
# Units Sold	31	37	19.35%
Rate of Ab 3 mo	1.44	1.46	1.04%
Actives	12	11	-2.17%
Under Contracts	13	17	28.85%

Madison Yearly Market Trends



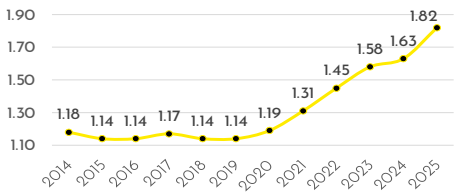
Madison Yearly Market Trends

Sales Price to List Price Ratios

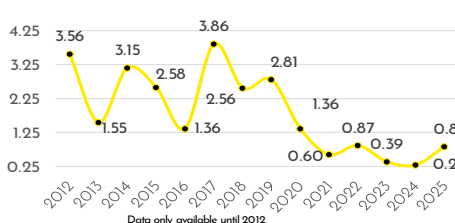


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$820K	\$836K	\$912K	\$865K	\$910K	\$896K	\$875K	\$955K	\$1,083	\$1,107M	\$1,219M	\$1,353
SP	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$731K	\$702K	\$699K	\$841K	\$802K	\$821K	\$890K	\$842K	\$891K	\$871K	\$855K	\$951K	\$1,122M	\$1,149M	\$1,274	\$1,437

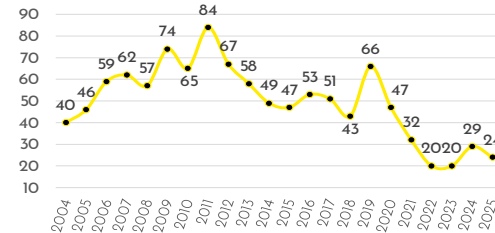
Sales Price to Assessed Value Ratio



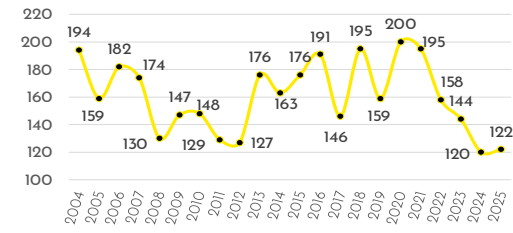
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2015 Madison Tax Re Evaluation