

Madison

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 Highland Avenue	Colonial	3	1.0	8	\$699,000	\$699,000	\$805,000	115.16%	\$444,100	1.81
2	58 Park Avenue	Colonial	5	3.0	26	\$875,000	\$875,000	\$955,000	109.14%	\$439,800	2.17
3	190 Park Avenue	Colonial	4	2.1	47	\$1,150,000	\$1,175,000	\$1,189,000	101.19%	\$733,100	1.62
4	108 Greenwood Avenue	Colonial	4	2.1	13	\$1,149,000	\$1,149,000	\$1,250,000	108.79%	\$511,600	2.44
5	51 Albright Circle	Ranch	3	2.1	14	\$1,049,000	\$1,049,000	\$1,300,000	123.93%	\$548,100	2.37
6	44 Rosemont Avenue	Colonial	4	3.0	17	\$1,199,000	\$1,199,000	\$1,450,024	120.94%	\$592,900	2.45
7	35 Knollwood Avenue	Colonial	3	2.1	13	\$1,249,000	\$1,249,000	\$1,510,000	120.90%	\$643,100	2.35
8	6 Myrtle Avenue	Colonial	5	3.0	11	\$1,250,000	\$1,250,000	\$1,650,000	132.00%	\$532,100	3.10
9	70 Valley Road	Colonial	4	3.2	37	\$1,799,900	\$1,799,900	\$1,700,000	94.45%	Renovated	
10	68 Knollwood Avenue	Colonial	5	3.1	16	\$1,199,000	\$1,199,000	\$1,800,000	150.13%	\$707,900	2.54
11	15 Olde Greenhouse Lane	Colonial	5	4.1	15	\$2,549,000	\$2,549,000	\$2,650,000	103.96%	\$1,344,600	1.97
12	70 Samson Avenue	Colonial	6	3.2	14	\$2,750,000	\$2,750,000	\$2,750,000	100.00%	\$1,450,000	1.90
13	58 Midwood Terrace	Colonial	7	7.1	27	\$4,699,000	\$4,699,000	\$4,620,000	98.32%	New	
AVERAGE					20	\$1,662,838	\$1,664,762	\$1,817,617	113.76%		2.25

"Active" Listings in Madison

Number of Units: 14
 Average List Price: \$1,908,357
 Average Days on Market: 21

"Under Contract" Listings in Madison

Number of Units: 23
 Average List Price: \$1,382,565
 Average Days on Market: 30

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	20								23
List Price	\$990,530	\$1,487,525	\$1,253,978	\$1,776,818	\$1,664,762								\$1,455,814
Sales Price	\$1,028,760	\$1,514,714	\$1,403,000	\$1,937,055	\$1,817,617								\$1,569,085
SP:LP%	103.39%	101.20%	114.83%	110.76%	113.76%								109.46%
SP to AV	1.82	1.72	1.97	1.84	2.25								1.95
# Units Sold	10	7	9	11	13								50
3 Mo Rate of Ab	1.00	1.96	1.32	1.55	1.36								1.44
Active Listings	9	15	8	13	14								12
Under Contracts	10	11	21	25	23								18

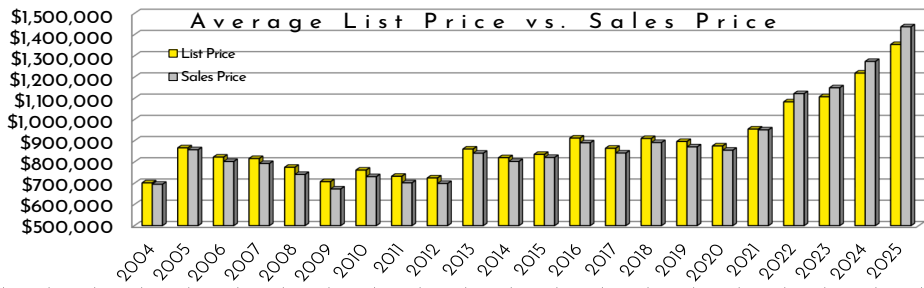
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	31	23	-25.61%
Sales Price	\$1,363,820	\$1,569,085	15.05%
LP:SP	108.84%	109.46%	0.57%
SP:AV	1.80	1.95	8.79%

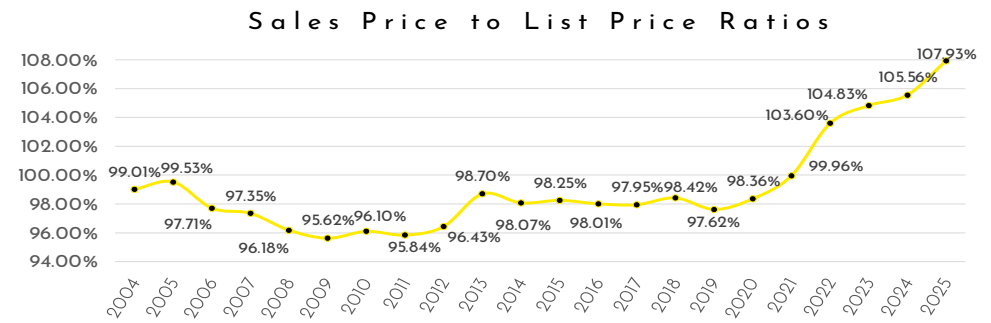


YTD	2025	2026	% Change
# Units Sold	43	50	16.28%
Rate of Ab 3 mo	1.44	1.44	0.00%
Actives	11	12	9.09%
Under Contracts	15	18	23.29%

Madison Yearly Market Trends

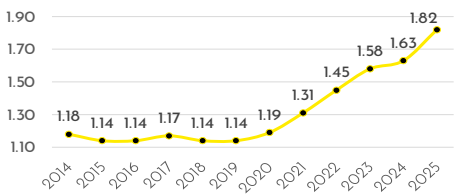


Madison Yearly Market Trends

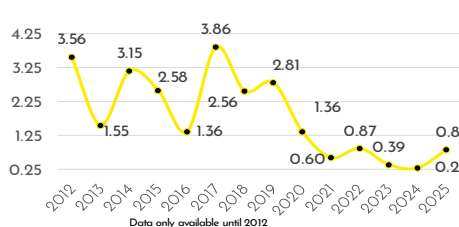


Year	LP	SP
2004	\$702K	\$695K
2005	\$867K	\$857K
2006	\$823K	\$802K
2007	\$816K	\$793K
2008	\$775K	\$741K
2009	\$708K	\$673K
2010	\$762K	\$731K
2011	\$733K	\$702K
2012	\$725K	\$699K
2013	\$861K	\$841K
2014	\$820K	\$802K
2015	\$836K	\$821K
2016	\$912K	\$890K
2017	\$865K	\$842K
2018	\$910K	\$891K
2019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

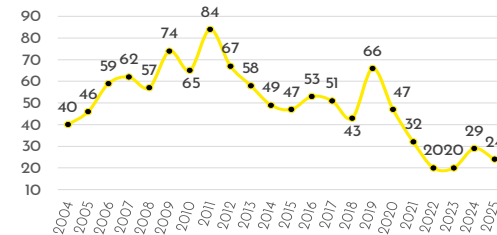
Sales Price to Assessed Value Ratio



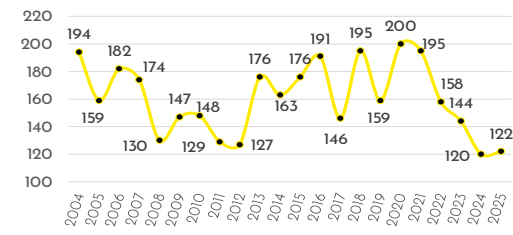
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2015 Madison Tax Re Evaluation