

Madison

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	64 Shunpike Road	Colonial	3	2.1	63	\$825,000	\$825,000	\$785,000	95.15%	\$388,900	2.02
2	77 Derby Court	TwndEndUn	3	2.1	8	\$829,000	\$829,000	\$890,000	107.36%	\$471,100	1.89
3	9 Niles Avenue	Colonial	3	1.0	10	\$699,000	\$699,000	\$908,103	129.91%	\$474,900	1.91
4	9 Klara Court	TwndEndUn	3	2.1	3	\$899,000	\$899,000	\$950,000	105.67%	\$558,700	1.70
5	210 Kings Road	Colonial	4	2.1	17	\$899,000	\$899,000	\$965,000	107.34%	\$490,600	1.97
6	33 Hoyt Street	CapeCod	4	2.0	8	\$875,000	\$875,000	\$1,260,000	144.00%	\$513,800	2.45
7	54 Knollwood Avenue	Colonial	3	2.0	17	\$1,250,000	\$1,250,000	\$1,450,000	116.00%	\$611,200	2.37
8	36 Beverly Road	Colonial	4	2.2	24	\$1,499,000	\$1,499,000	\$1,527,000	101.87%	\$876,100	1.74
9	43 Highland Avenue	Colonial	4	2.2	10	\$1,375,000	\$1,375,000	\$1,716,000	124.80%	\$853,100	2.01
10	6 Hillside Avenue	Colonial	4	2.1	8	\$1,650,000	\$1,650,000	\$1,752,000	106.18%	\$859,400	2.04
11	127 Green Village Road	Colonial	4	3.1	14	\$1,649,000	\$1,649,000	\$1,782,500	108.10%	\$834,700	2.14
12	30 Winding Way	SeeRem	4	3.2	23	\$1,550,000	\$1,550,000	\$1,960,000	126.45%	\$909,100	2.16
13	352 Woodland Road	Colonial	6	6.1	190	\$2,099,999	\$1,999,000	\$1,999,000	100.00%	\$1,205,800	1.66
14	1 Highview Terrace	Colonial	5	4.1	16	\$1,975,000	\$1,975,000	\$2,000,000	101.27%	\$1,011,400	1.98
15	5 Meadow Court	Colonial	4	4.1	17	\$2,250,000	\$2,175,000	\$2,175,000	100.00%	\$1,095,800	1.98
16	8 Fox Chase Road	Colonial	6	4.1	98	\$2,450,000	\$2,325,000	\$2,275,000	97.85%	\$1,363,300	1.67
AVERAGE					33	\$1,423,375	\$1,404,563	\$1,524,663	110.75%		1.98

"Active" Listings in Madison

Number of Units: 9
Average List Price: \$2,023,889
Average Days on Market: 28

"Under Contract" Listings in Madison

Number of Units: 21
Average List Price: \$1,328,762
Average Days on Market: 17

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	33							25
List Price	\$990,530	\$1,487,525	\$1,253,978	\$1,776,818	\$1,664,762	\$1,404,563							\$1,443,389
Sales Price	\$1,028,760	\$1,514,714	\$1,403,000	\$1,937,055	\$1,817,617	\$1,524,663							\$1,558,316
SP:LP%	103.39%	101.20%	114.83%	110.76%	113.76%	110.75%							109.77%
SP to AV	1.82	1.72	1.97	1.84	2.25	1.98							1.96
# Units Sold	10	7	9	11	13	16							66
3 Mo Rate of Ab	1.00	1.96	1.32	1.55	1.36	0.90							1.35
Active Listings	9	15	8	13	14	9							11
Under Contracts	10	11	21	25	23	21							19

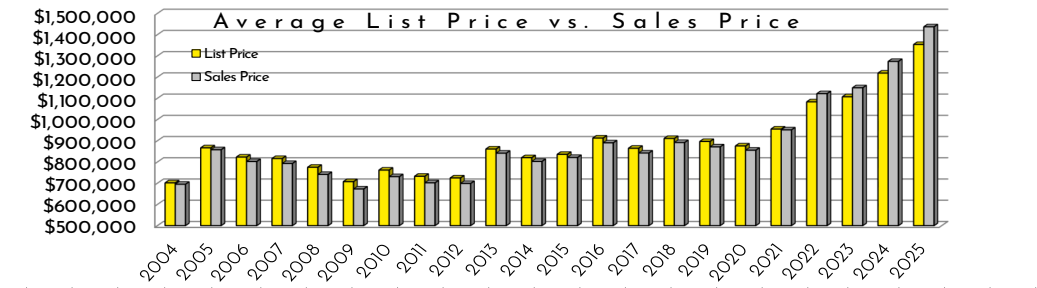
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	28	25	-9.50%
Sales Price	\$1,409,468	\$1,558,316	10.56%
LP:SP	108.62%	109.77%	1.06%
SP:AV	1.82	1.96	7.95%

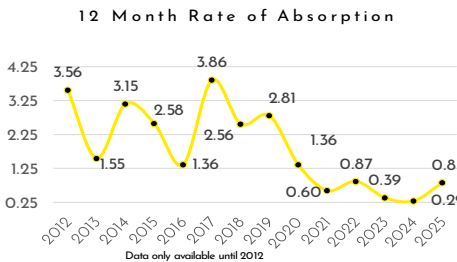
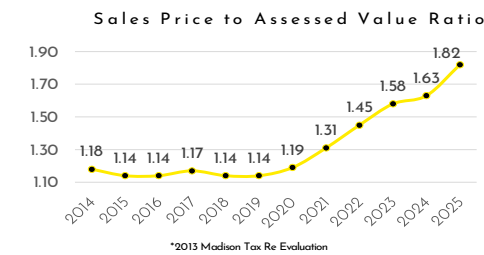


YTD	2025	2026	% Change
# Units Sold	54	66	22.22%
Rate of Ab 3 mo	1.51	1.35	-10.90%
Actives	12	11	-2.86%
Under Contracts	16	19	13.27%

Madison Yearly Market Trends



LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
SP	\$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
	\$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



Madison Yearly Market Trends

