

# Madison

## July 2026 Market Snapshot

| Units   | Address                    | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assess-<br>ment | SP:AV |
|---------|----------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-----------------------|-------|
| 1       | 12 Crestwood Drive         | Ranch    | 3      | 2.0   | 17  | \$789,000        | \$789,000   | \$842,500   | 106.78% | \$477,000             | 1.77  |
| 2       | 39 Shadylawn Drive         | CapeCod  | 4      | 2.0   | 9   | \$825,000        | \$825,000   | \$860,000   | 104.24% | \$448,700             | 1.92  |
| 3       | 137 Kingston Court         | TwnIntUn | 3      | 3.1   | 23  | \$819,000        | \$819,000   | \$870,000   | 106.23% | \$474,800             | 1.83  |
| 4       | 33 Green Village Road 3302 | OneFloor | 2      | 2.0   | 16  | \$889,000        | \$889,000   | \$908,000   | 102.14% | \$690,300             | 1.32  |
| 5       | 234 Norwich Court          | TwnIntUn | 3      | 2.1   | 21  | \$875,000        | \$875,000   | \$999,999   | 114.29% | \$506,400             | 1.97  |
| 6       | 61 Wayne Boulevard         | Colonial | 3      | 2.1   | 10  | \$899,000        | \$899,000   | \$1,031,000 | 114.68% | \$470,200             | 2.19  |
| 7       | 1 Rolling Hill Court       | TwnEndUn | 3      | 3.1   | 11  | \$950,000        | \$950,000   | \$1,125,000 | 118.42% | \$549,800             | 2.05  |
| 8       | 14 Pine Avenue             | CapeCod  | 3      | 2.1   | 10  | \$899,000        | \$899,000   | \$1,125,000 | 125.14% | \$510,800             | 2.20  |
| 9       | 14 Fen Court               | CapeCod  | 4      | 2.0   | 13  | \$999,000        | \$999,000   | \$1,160,000 | 116.12% | \$497,500             | 2.33  |
| 10      | 20 West End Avenue         | Colonial | 3      | 2.1   | 17  | \$1,095,000      | \$1,095,000 | \$1,250,000 | 114.16% | \$580,300             | 2.15  |
| 11      | 31 Maple Avenue            | Victrian | 4      | 2.0   | 20  | \$1,299,000      | \$1,299,000 | \$1,270,000 | 97.77%  | \$659,300             | 1.93  |
| 12      | 23 Crestview Avenue        | SplitLev | 3      | 2.1   | 15  | \$1,500,000      | \$1,500,000 | \$1,540,000 | 102.67% | \$711,100             | 2.17  |
| 13      | 25 Beverly Road            | Colonial | 7      | 7.1   | 10  | \$3,275,000      | \$3,275,000 | \$3,212,500 | 98.09%  | New                   |       |
| 14      | 144 Green Avenue           | Colonial | 7      | 5.4   | 1   | \$3,300,000      | \$3,300,000 | \$3,380,000 | 102.42% | \$1,725,000           | 1.96  |
| AVERAGE |                            |          |        |       | 14  | \$1,315,214      | \$1,315,214 | \$1,398,143 | 108.80% |                       | 1.98  |

### "Active" Listings in Madison

Number of Units: 11  
Average List Price: \$1,434,961  
Average Days on Market: 27

### "Under Contract" Listings in Madison

Number of Units: 22  
Average List Price: \$1,461,682  
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          | 21          | 27          | 20          | 33          | 14          |        |           |         |          |          | 23          |
| List Price      | \$990,530   | \$1,487,525 | \$1,253,978 | \$1,776,818 | \$1,664,762 | \$1,404,563 | \$1,315,214 |        |           |         |          |          | \$1,420,958 |
| Sales Price     | \$1,028,760 | \$1,514,714 | \$1,403,000 | \$1,937,055 | \$1,817,617 | \$1,524,663 | \$1,398,143 |        |           |         |          |          | \$1,530,285 |
| SP:LP%          | 103.39%     | 101.20%     | 114.83%     | 110.76%     | 113.76%     | 110.75%     | 108.80%     |        |           |         |          |          | 109.60%     |
| SP to AV        | 1.82        | 1.72        | 1.97        | 1.84        | 2.25        | 1.98        | 1.98        |        |           |         |          |          | 1.97        |
| # Units Sold    | 10          | 7           | 9           | 11          | 13          | 16          | 14          |        |           |         |          |          | 80          |
| 3 Mo Rate of Ab | 1.00        | 1.96        | 1.32        | 1.55        | 1.36        | 0.90        | 1.00        |        |           |         |          |          | 1.30        |
| Active Listings | 9           | 15          | 8           | 13          | 14          | 9           | 11          |        |           |         |          |          | 11          |
| Under Contracts | 10          | 11          | 21          | 25          | 23          | 21          | 22          |        |           |         |          |          | 19          |

## Flashback! YTD 2025 vs YTD 2026

| YTD         | 2025        | 2026        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 26          | 23          | -9.80%   |
| Sales Price | \$1,400,046 | \$1,530,285 | 9.30%    |
| LP:SP       | 108.77%     | 109.60%     | 0.76%    |
| SP:AV       | 1.81        | 1.97        | 8.65%    |

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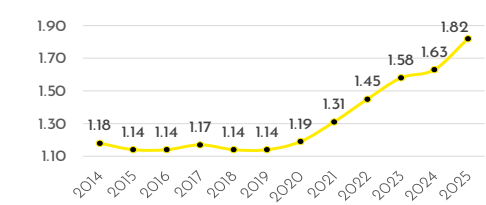
| YTD             | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 71   | 80   | 12.68%   |
| Rate of Ab 3 mo | 1.48 | 1.30 | -12.51%  |
| Actives         | 12   | 11   | -7.06%   |
| Under Contracts | 17   | 19   | 14.66%   |

## Madison Yearly Market Trends



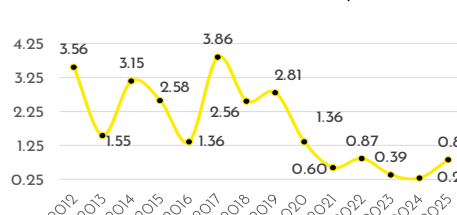
| Year | 2004   | 2005   | 2006   | 2007   | 2008   | 2009   | 2010   | 2011   | 2012   | 2013   | 2014   | 2015   | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   | 2022     | 2023     | 2024     | 2025     |
|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|----------|----------|----------|
| LP   | \$702K | \$867K | \$823K | \$816K | \$775K | \$708K | \$762K | \$733K | \$725K | \$861K | \$820K | \$836K | \$912K | \$865K | \$910K | \$896K | \$875K | \$955K | \$1,083K | \$1,107M | \$1,219M | \$1,353K |
| SP   | \$695K | \$857K | \$802K | \$793K | \$741K | \$673K | \$731K | \$702K | \$699K | \$841K | \$802K | \$821K | \$890K | \$842K | \$891K | \$871K | \$855K | \$935K | \$1,122M | \$1,149M | \$1,274K | \$1,437K |

### Sales Price to Assessed Value Ratio



\*2013 Madison Tax Re Evaluation

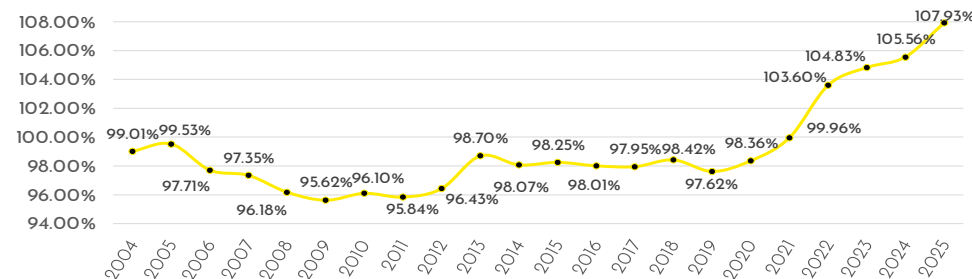
### 12 Month Rate of Absorption



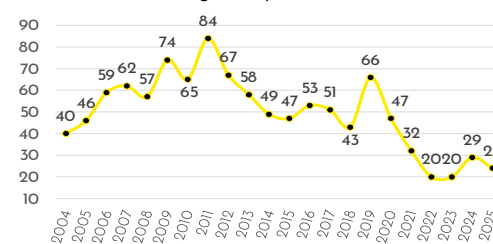
Data only available until 2012

## Madison Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

