

Madison

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Kensington Road	CapeCod	3	2.0	16	\$775,000	\$775,000	\$870,000	112.26%	\$436,500	1.99
2	43 Alexander Avenue	CapeCod	3	3.0	26	\$949,000	\$949,000	\$925,000	97.47%	\$561,600	1.65
3	52 Hamilton Street	CapeCod	3	2.0	33	\$950,000	\$950,000	\$935,000	98.42%	\$455,400	2.05
4	31 Knollwood Avenue	Colonial	3	1.1	16	\$899,000	\$899,000	\$1,175,000	130.70%	\$530,200	2.22
5	54 Winding Way	SplitLev	4	2.0	10	\$1,299,000	\$1,299,000	\$1,370,000	105.47%	\$796,900	1.72
6	31 Noe Avenue	Ranch	5	3.0	11	\$1,099,000	\$1,195,000	\$1,375,000	115.06%	\$753,700	1.82
7	84 Green Avenue	RanchExp	6	3.0	14	\$1,285,000	\$1,285,000	\$1,385,000	107.78%	\$690,900	2.00
8	4 Shadylawn Drive	Colonial	5	4.1	43	\$1,799,000	\$1,799,000	\$1,780,000	98.94%	New	
9	Noe Avenue	Custom	4	4.1	52	\$1,924,979	\$1,925,000	\$1,825,000	94.81%	\$1,663,200	1.10
10	74 Noe Avenue	Colonial	7	6.1	14	\$2,989,000	\$2,989,000	\$3,000,000	100.37%	\$1,451,400	2.07
AVERAGE					24	\$1,396,898	\$1,406,500	\$1,464,000	106.13%		1.85

"Active" Listings in Madison

Number of Units	15
Average List Price	\$1,458,593
Average Days on Market	33

"Under Contract" Listings in Madison

Number of Units	17
Average List Price	\$1,485,641
Average Days on Market	21

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	16	24				22
List Price	\$990,530	\$1,487,525	\$1,253,978	\$1,776,818	\$1,664,762	\$1,404,563	\$1,315,214	\$1,520,000	\$1,406,500				\$1,432,901
Sales Price	\$1,028,760	\$1,514,714	\$1,403,000	\$1,937,055	\$1,817,617	\$1,524,663	\$1,398,143	\$1,663,393	\$1,464,000				\$1,541,830
SP:LP%	103.39%	101.20%	114.83%	110.76%	113.76%	110.75%	108.80%	109.96%	106.13%				109.32%
SP to AV	1.82	1.72	1.97	1.84	2.25	1.98	1.98	1.99	1.85				1.96
# Units Sold	10	7	9	11	13	16	14	14	10				104
3 Mo Rate of Ab	1.00	1.96	1.32	1.55	1.36	0.90	1.00	0.63	1.34				1.23
Active Listings	9	15	8	13	14	9	11	8	15				11
Under Contracts	10	11	21	25	23	21	22	14	17				18

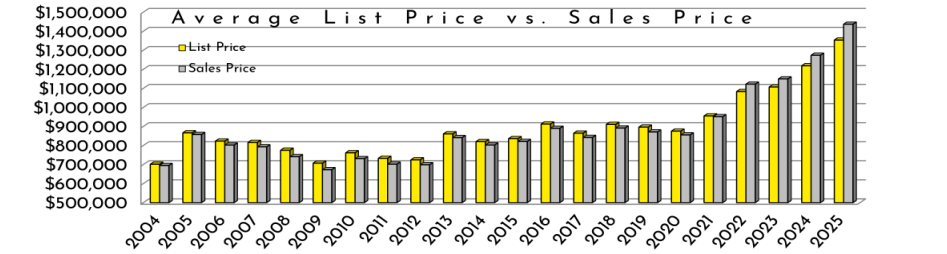
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	24	22	-8.85%
Sales Price	\$1,460,108	\$1,541,830	5.60%
LP:SP	107.71%	109.32%	1.50%
SP:AV	1.80	1.96	9.03%

Weichert
REALTORS®

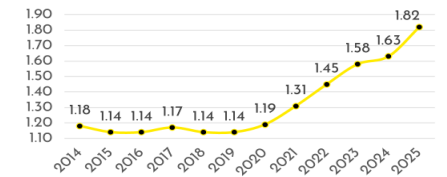
YTD	2025	2026	% Change
# Units Sold	95	104	9.47%
Rate of Ab 3 mo	1.34	1.23	-8.22%
Actives	12	11	-5.56%
Under Contracts	16	18	15.49%

Madison Yearly Market Trends



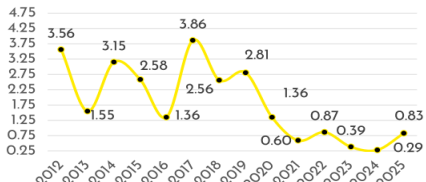
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$820K	\$836K	\$912K	\$865K	\$910K	\$896K	\$875K	\$955K	\$1083	\$1107M	\$1219M	\$1353
SP	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$731K	\$702K	\$699K	\$841K	\$802K	\$821K	\$890K	\$842K	\$891K	\$871K	\$855K	\$931K	\$1122M	\$1149M	\$1274	\$1437

Sales Price to Assessed Value Ratio



*2013 Madison Tax Re Evaluation

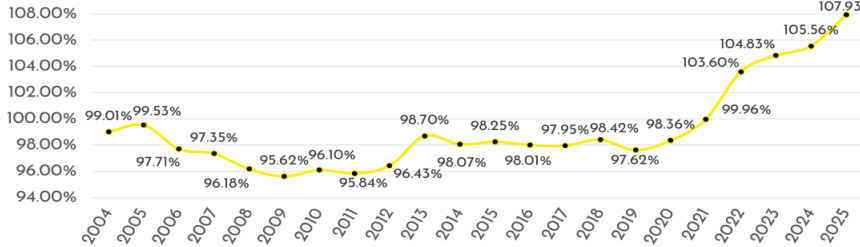
12 Month Rate of Absorption



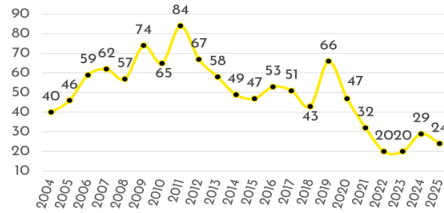
Data only available until 2012

Madison Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

