Madison

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	268 Main Street U2	OneFloor	1	1.0	44	$425,000	$425,000	$385,000	90.59%	Renovated	
2	34 Loantaka Way Unit H	TwnIntUn	2	1.1	16	$550,000	$550,000	$520,000	94.55%	$392,800	1.32
3	154 Leeds Court	TwnIntUn	2	2.1	63	$769,000	$749,000	$735,000	98.13%	$456,000	1.61
4	267 Kings Road	Colonial	3	2.0	10	$699,900	$699,900	$753,000	107.59%	$425,000	1.77
5	61 Samson Avenue	Ranch	3	2.0	14	$899,000	$899,000	$805,000	89.54%	$518,600	1.55
6	41 Hamilton Street	CapeCod	3	2.0	27	$769,000	$769,000	$961,000	124.97%	$483,200	1.99
7	231 Greenwood Avenue	Bi-Level	4	2.1	33	$999,900	$999,900	$970,000	97.01%	$510,100	1.90
8	25 Knollwood Avenue	Colonial	3	1.1	9	$950,000	$950,000	$999,999	105.26%	$599,500	1.67
9	51 Spring Garden Drive	SplitLev	4	2.1	10	$1,069,000	$1,069,000	$1,198,000	112.07%	Renovated	
10	24 Woodland Road	Colonial	4	2.1	35	$1,430,000	$1,430,000	$1,350,000	94.41%	$873,100	1.55
11	106 Pomeroy Road	Colonial	5	3.1	14	$2,250,000	$2,250,000	$2,300,000	102.22%	$1,114,800	2.06
12	131 Woodland Road	Colonial	5	3.0	11	$2,050,000	$2,050,000	$2,350,000	114.63%	$1,102,700	2.13
13	16 Sinclair Terrace	Colonial	5	5.1	18	$2,995,000	$2,995,000	$2,995,000	100.00%	$1,621,700	1.85
14	34 Crestview Avenue	Colonial	7	7.1	30	$3,299,000	$3,299,000	$3,175,000	96.24%	New	
	AVERAGE				24	$1,368,200	$1,366,771	$1,392,643	101.94%		1.76

"Active" Listings in Madison

Number of Units	16
Average List Price	$1,270,625
Average Days on Market	27

"Under Contract" Listings in Madison

Number of Units	18
Average List Price	$1,556,106
Average Days on Market	26

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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	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	$1,366,771			$1,425,055
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	$1,392,643			$1,524,130
SP:LP%	103.39%	101.20%	114.83%	110.76%	113.76%	110.75%	108.80%	109.96%	106.13%	101.94%			108.44%
SP to AV	1.82	1.72	1.97	1.84	2.25	1.98	1.98	1.99	1.85	1.76			1.94
# Units Sold	10	7	9	11	13	16	14	14	10	14			118
3 Mo Rate of Ab	1.00	1.96	1.32	1.55	1.36	0.90	1.00	0.63	1.34	1.26			1.23
Active Listings	9	15	8	13	14	9	11	8	15	16			12
Under Contracts	10	11	21	25	23	21	22	14	17	18			18

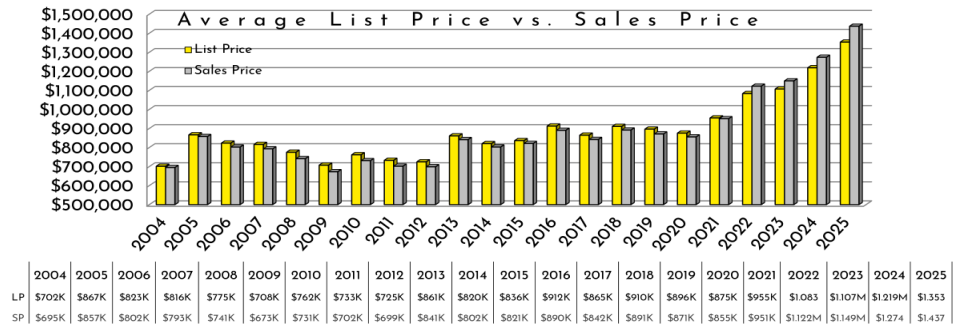
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	24	22	-6.95%
Sales Price	$1,474,676	$1,524,130	3.35%
LP:SP	107.74%	108.44%	0.65%
SP:AV	1.80	1.94	7.43%

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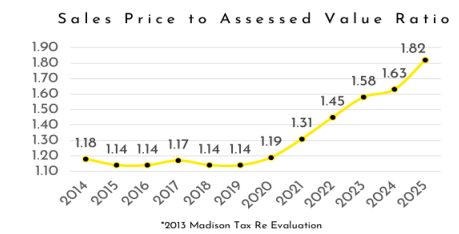
YTD	2025	2026	% Change
# Units Sold	104	118	13.46%
Rate of Ab 3 mo	1.34	1.23	-8.13%
Actives	12	12	0.00%
Under Contracts	16	18	13.04%

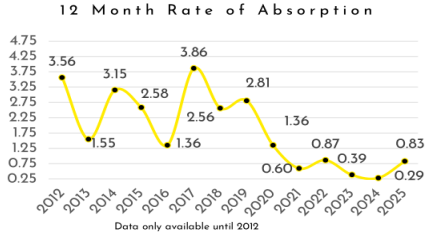
Madison Yearly Market Trends

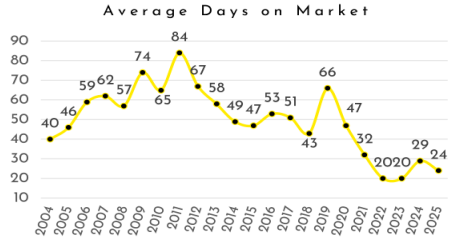


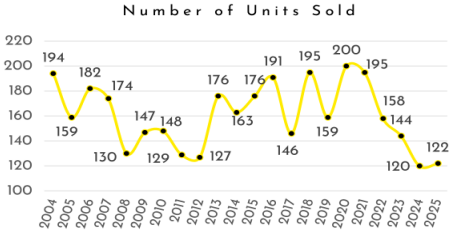
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Not intended to solicit a property already listed.