

Madison

October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Bedford Court E-4	TwnIntUn	2	2.1	36	\$445,000	\$445,000	\$420,000	94.38%	\$423,000	0.99
2	33 Chelsea Court	TwnIntUn	2	2.1	112	\$499,000	\$485,000	\$460,000	94.85%	\$411,100	1.12
3	108 Greenwich Court	MultiFlr	2	2.1	121	\$499,900	\$484,900	\$465,000	95.90%	\$464,300	1.00
4	3 Myrtle Avenue	Colonial	3	2.0	14	\$549,000	\$549,000	\$540,000	98.36%	\$371,500	1.45
5	10 Lynwood Place	Ranch	3	1.0	7	\$549,900	\$549,900	\$540,000	98.20%	\$465,300	1.16
6	50 Anthony Drive	CapeCod	3	2.0	7	\$565,000	\$565,000	\$575,000	101.77%	\$424,500	1.35
7	281 Kings Road	Colonial	3	2.0	10	\$549,999	\$549,999	\$592,000	107.64%	\$426,500	1.39
8	29 Hoyt Street	Split Level	4	2.0	9	\$599,000	\$599,000	\$610,000	101.84%	\$497,200	1.23
9	33 Green Village Road 3305	OneFloor	1	1.1	37	\$644,000	\$644,000	\$644,000	100.00%		
10	3 Valevue Road	CapeCod	3	2.0	8	\$675,000	\$675,000	\$675,000	100.00%	\$533,100	1.27
11	18 Wayne Boulevard	Colonial	4	2.1	8	\$679,000	\$679,000	\$679,000	100.00%	\$439,700	1.54
12	14 Longview Avenue	Colonial	3	2.0	7	\$699,000	\$699,000	\$706,000	101.00%	\$559,700	1.26
13	33 Station Road	Colonial	4	3.1	53	\$929,000	\$929,000	\$916,000	98.60%	\$776,900	1.18
14	33 Green Village Road	OneFloor	2	2.1	61	\$949,000	\$949,000	\$935,000	98.52%	\$727,300	1.29
15	3 Ferndale Road	Colonial	6	3.1	98	\$999,900	\$975,000	\$957,500	98.21%	\$857,200	1.12
16	82 Samson Avenue	Colonial	7	4.1	1	\$1,549,000	\$1,549,000	\$1,300,000	83.93%	\$1,234,300	1.05
17	31 Greenwood Avenue	Victorian	5	3.1	23	\$1,475,000	\$1,475,000	\$1,395,000	94.58%	\$740,400	1.88
18	15 Crescent Road	Colonial	6	5.1	42	\$2,650,000	\$2,650,000	\$2,610,000	98.49%	\$2,786,700	0.94
AVERAGE					36	\$861,428	\$858,433	\$834,417	98.13%		1.25

Active Listings in Madison

Number of Units: 43
 Average List Price: \$1,303,567
 Average Days on Market: 58

Under Contract Listings in Madison

Number of Units: 37
 Average List Price: \$918,138
 Average Days on Market: 39

Madison 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	73	86	51	22	73	57	37	49	31	36			50
List Price	\$748,013	\$841,173	\$912,640	\$741,900	\$864,783	\$1,074,422	\$880,524	\$891,480	\$932,458	\$858,433			\$871,578
Sales Price	\$711,906	\$809,545	\$882,290	\$737,000	\$835,125	\$1,050,833	\$866,286	\$882,541	\$919,653	\$834,417			\$851,782
SP:LP%	96.21%	96.50%	98.56%	99.68%	97.16%	97.25%	98.72%	99.23%	99.63%	98.13%			98.29%
SP to AV	1.16	1.14	1.29	1.24	1.14	1.15	1.20	1.17	1.21	1.25			1.19
# Units Sold	16	11	10	11	12	9	21	30	17	18			155
3 Mo Rate of Ab	2.00	3.48	3.49	3.24	5.36	6.00	4.03	2.67	2.10	2.08			3.45
Active Listings	35	54	39	41	58	61	49	45	42	43			47
Under Contracts	20	17	26	17	23	35	44	31	34	37			28

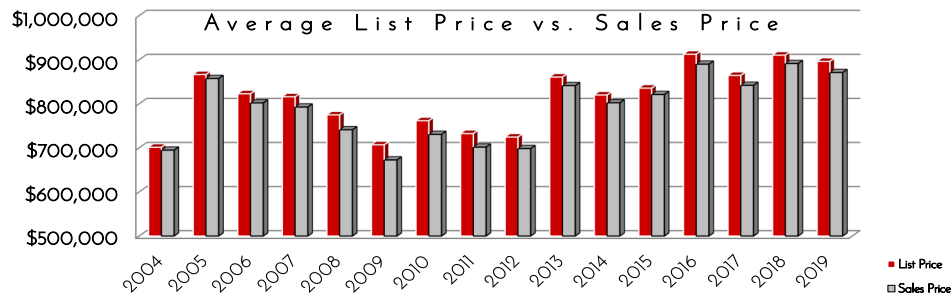
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	63	50	-20.71%
Sales Price	\$879,567	\$851,782	-3.16%
LP:SP	97.47%	98.29%	0.84%
SP:AV	1.130	1.194	5.67%

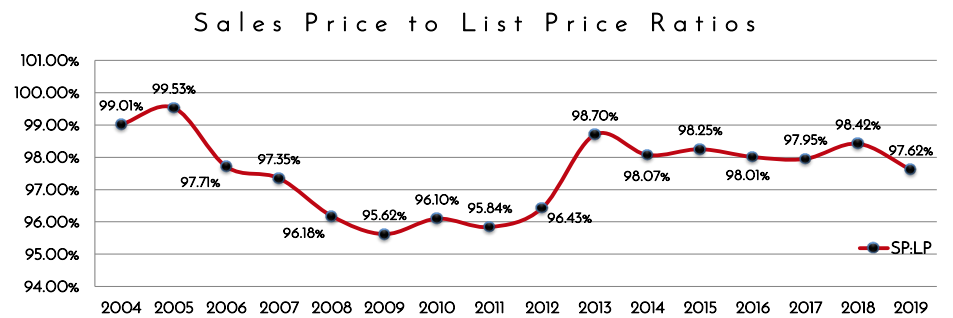


YTD	2019	2020	% Change
# Units Sold	124	155	25.00%
Rate of Ab 3 mo	4.17	2.08	-50.12%
Actives	57	43	-24.56%
Under Contracts	33	37	12.12%

Madison Yearly Market Trends

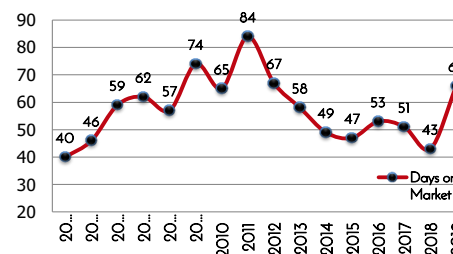


Madison Yearly Market Trends

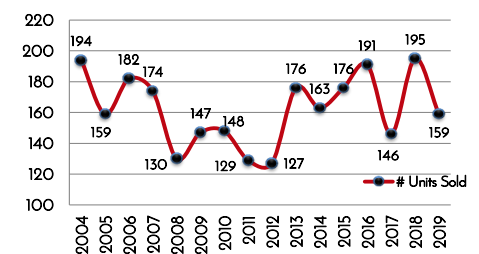


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$696,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010

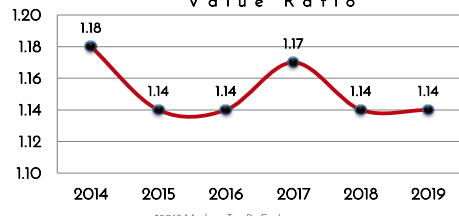
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

