



Madison

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	58 Canterbury Road	Split Level	3	1.0	115	\$549,900	\$489,900	\$440,000	89.81%	\$460,100	0.96
2	318 Main Street Unit 31	TwnIntUn	2	2.1	40	\$440,000	\$440,000	\$441,000	100.23%	\$377,400	1.17
3	43 Spring Garden Drive	Split Level	3	2.1	16	\$656,000	\$656,000	\$621,220	94.70%	\$521,800	1.19
4	174 Greenwood Avenue	Colonial	4	2.2	71	\$749,000	\$719,000	\$713,000	99.17%	\$703,100	1.01
5	11 Academy Road	Colonial	3	2.2	42	\$979,000	\$949,000	\$960,000	101.16%	\$755,300	1.27
6	53 Crestview Avenue	Split Level	4	3.0	47	\$1,150,000	\$999,000	\$975,000	97.60%	\$828,400	1.18
7	104 Pomeroy Road	Colonial	4	2.1	21	\$1,325,000	\$1,325,000	\$1,297,000	97.89%	\$1,159,500	1.12
8	16 Bardon Street	Colonial	6	4.2	24	\$1,595,000	\$1,595,000	\$1,535,000	96.24%	\$1,323,900	1.16
9	14 Highview Terrace	Colonial	5	5.1	34	\$1,695,000	\$1,695,000	\$1,625,000	95.87%	\$1,540,100	1.06
AVERAGE					46	\$1,015,433	\$985,322	\$956,358	96.96%		1.12

"Active" Listings in Madison

Number of Units: 24
Average List Price: \$1,355,708
Average Days on Market: 65

"Under Contract" Listings in Madison

Number of Units: 20
Average List Price: \$989,295
Average Days on Market: 42

Madison 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46												46
List Price	\$985,322												\$985,322
Sales Price	\$956,358												\$956,358
SP:LP%	96.96%												96.96%
SP to AV	1.12												1.12
# Units Sold	9												9
3 Mo Rate of Ab	1.44												1.44
Active Listings	24												24
Under Contracts	20												20

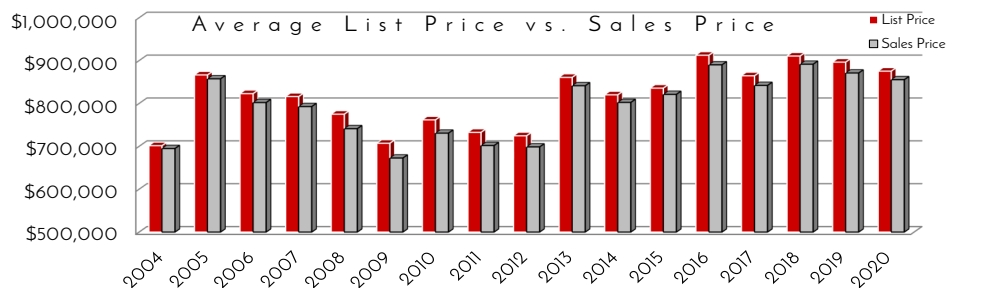
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	73	46	-37.91%
Sales Price	\$711,906	\$956,358	34.34%
LP:SP	96.21%	96.96%	0.78%
SP:AV	1.165	1.123	-3.56%



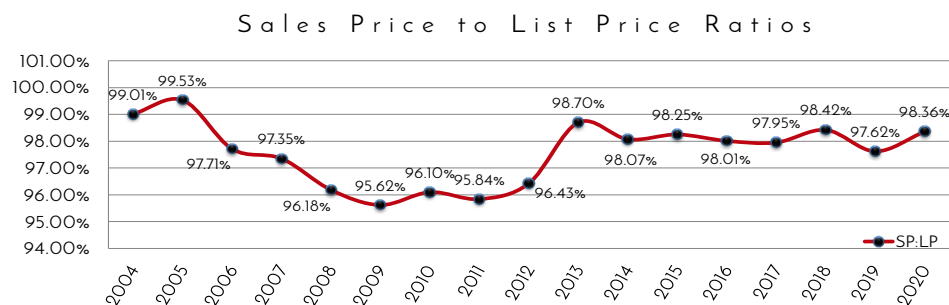
YTD	2020	2021	% Change
# Units Sold	16	9	-43.75%
Rate of Ab 3 mo	2.00	1.44	-28.00%
Actives	35	24	-31.43%
Under Contracts	20	20	0.00%

Madison Yearly Market Trends

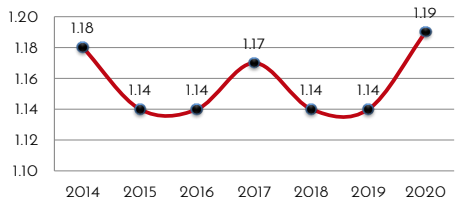


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$701,747	\$866,516	\$892,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393
SP	\$694,880	\$857,456	\$802,082	\$774,941	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355

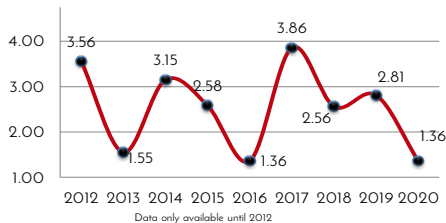
Madison Yearly Market Trends



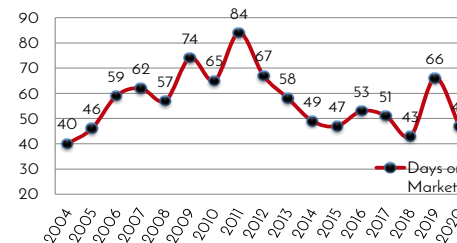
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

