

# Madison

May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Brooklake Road	CapeCod	3	1.2	12	\$369,000	\$369,000	\$400,000	108.40%	\$380,500	1.05
2	11 Crestwood Drive	Ranch	2	1.1	0	\$439,900	\$439,900	\$436,700	99.27%	\$486,000	0.90
3	21 Lathrop Avenue	Colonial	3	2.1	51	\$494,000	\$489,000	\$480,000	98.16%	\$450,000	1.07
4	43 Rosedale Avenue	Bi-Level	4	1.1	10	\$555,000	\$555,000	\$555,000	100.00%	\$493,400	1.12
5	73 Shadylawn Drive	CapeCod	3	2.0	14	\$539,000	\$539,000	\$557,000	103.34%	\$434,200	1.28
6	23 Valley Road	CapeCod	3	1.1	8	\$569,000	\$569,000	\$570,000	100.18%	\$499,200	1.14
7	5 Laurel Way	Ranch	3	2.0	7	\$596,000	\$596,000	\$625,000	104.87%	\$621,000	1.01
8	49 Hillcrest Road	CapeCod	4	2.1	44	\$1,100,000	\$1,100,000	\$1,057,500	96.14%	\$801,000	1.32
AVERAGE					18	\$582,738	\$582,113	\$585,150	101.29%		1.11

## "ACTIVE" Listings in Madison

**Number of Units:** 55  
**Average List Price:** \$1,266,175  
**Average Days on Market:** 42

## "UNDER CONTRACT" Listings in Madison

**Number of Units:** 35  
**Average List Price:** \$947,260  
**Average Days on Market:** 35

# Madison 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62	75	68	71	18								61
List Price	\$754,357	\$848,156	\$881,700	\$853,979	\$582,113								\$798,823
Sales Price	\$731,571	\$787,511	\$860,946	\$838,143	\$585,150								\$775,693
Sales Price as a % of List Price	98.19%	94.49%	97.58%	99.09%	101.29%								98.15%
Sales Price to Assessed Value	1.08	1.12	1.17	1.22	1.11								1.15
# Units Sold	7	9	10	14	8								48
Active Listings	24	32	33	45	55								38
Under Contracts	18	19	27	25	35								25

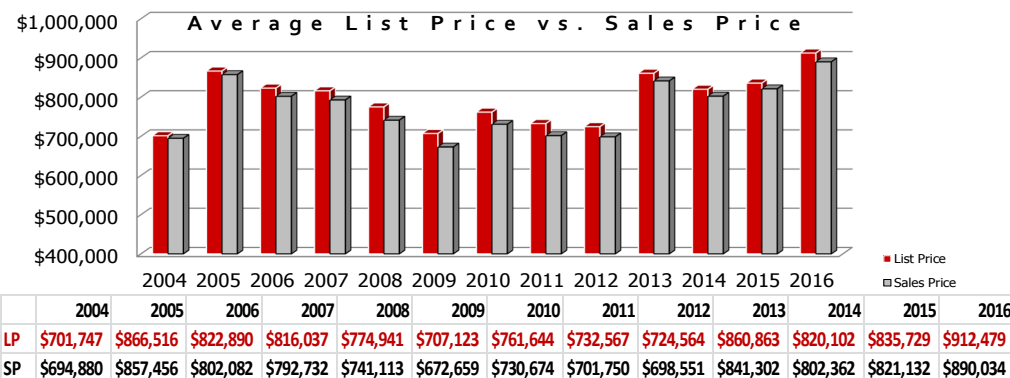
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	69	61	-11.54%
Sales Price	\$850,109	\$775,693	-8.75%
Assessed Value to Sales Price	1.08	1.15	6.97%



	2016	2017	% Change
# Units Sold	65	48	-26.15%
Active Listings	57	55	-3.51%
Under Contracts	55	35	-36.36%

### Madison Yearly Market Trends



### Madison Yearly Market Trends

