

MADISON

Market Snapshot

SOLD as of May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	33 Crescent Road	Colonial	6	6.2	126	3,650,000	3,498,000	3,495,000	99.91%	\$989,000
2	40 Pomeroy Road	Custom	7	7.1	346	2,699,000	2,395,000	2,285,000	95.41%	\$2,462,100
3	10 Noe Avenue	Colonial	5	4.1	14	1,649,000	1,649,000	1,622,500	98.39%	\$1,233,500
4	148 Woodland Road	Colonial	5	4.1	30	1,475,000	1,475,000	1,450,000	98.31%	\$1,450,000
5	241 Kings Road	Colonial	5	3.1	34	1,349,500	1,349,500	1,285,000	95.22%	\$0
6	2 Highland Avenue	Colonial	4	2.1	17	1,349,000	1,349,000	1,349,000	100.00%	\$1,113,300
7	44 Park Lane	Colonial	4	4	7	1,249,000	1,249,000	1,250,000	100.08%	\$1,363,100
8	33 Green Village Road	OneFloor	2	2	0	1,029,000	1,029,000	1,029,000	100.00%	\$1,999,100
9	39 Longview Avenue	CapeCod	4	3	57	980,000	949,000	922,500	97.21%	\$682,000
10	33 Green Village Road	OneFloor	2	2	0	959,000	959,000	939,000	97.91%	\$1,999,100
11	33 Green Village Road	OneFloor	2	2	0	949,000	949,000	949,000	100.00%	\$1,999,100
12	31 Rose Aveune	Colonial	3	3.1	14	875,000	875,000	861,000	98.40%	\$635,600
13	33 Green Village Road	OneFloor	2	2	0	799,000	799,000	799,000	100.00%	\$1,999,100
14	1 Pine Avenue	Colonial	3	2.1	16	779,900	779,900	767,000	98.35%	\$561,600
15	13 Grove Street	CapeCod	3	2	4	710,000	710,000	735,000	103.52%	\$537,000
16	407 Woodland Road	Colonial	4	2	146	689,000	689,000	565,000	82.00%	\$641,500
17	102 Central Avenue	Ranch	4	2	21	679,000	679,000	630,000	92.78%	\$518,600
18	10 Surrey Lane	CapeCod	5	2	10	575,000	575,000	591,000	102.78%	\$543,800
19	25 Loveland Street	Colonial	4	2	3	549,900	549,900	549,000	99.84%	\$385,700
20	318 Main Street, Unit 27	Multiflr	2	2.1	9	475,000	475,000	467,500	98.42%	\$378,600

KELLERWILLIAMS®

"ACTIVE" Listings in Madison as of 05/31/2018

Number of Units: 74
 Average List Price: \$1,163,710
 Average Days on Market: 73

"UNDER CONTRACT" Listings in Madison as of 05/31/2018

Number of Units: 41
 Average List Price: \$845,802
 Average Days on Market: 29

Madison 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	10	3	24	18	20								15
Active Listings	13	23	42	67	27								34
Avg List Price	\$937,292	\$1,123,121	\$1,174,635	\$1,119,040	\$1,156,566								\$1,102,131
Avg Sales Price	\$1,125,740	\$1,003,000	\$775,145	\$808,271	\$1,127,025								\$967,836
Days on Market	72	39	32	30	42								43
Sales Price as % of List Price	120.11%	89.30%	65.99%	72.23%	97.45%								89%
Under Contract	1	2	29	44	23								20

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	48	75	56.25%
Avg. Days on Market	61	40	-34.43%
Avg. Sales Price	\$775,692	\$932,790	20.25%



Madison Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$819,654	\$836,369	\$908,538	\$846,552
SP	\$802,022	\$821,718	\$886,316	\$823,705
LP to SP Ratio	97.85%	98.25%	97.55%	97.30%

