

MADISON

Market Snapshot

SOLD as of June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	55 West Lane	Colonial	5	5.1	16	\$1,698,000	\$1,698,000	\$1,600,000	94.23%	1,525,400
2	125 Central Avenue	Colonial	5	2.1	28	\$1,499,000	\$1,499,000	\$1,440,000	96.06%	1,356,500
3	54 Green Avenue	Colonial	6	3.1	60	\$1,299,900	\$1,299,900	\$1,245,000	95.78%	908,200
4	33 Green Village Road	OneFloor	2	2	0	\$1,225,000	\$899,000	\$899,000	100.00%	1,999,100
5	33 Green Village Road	OneFloor	2	2	0	\$1,225,000	\$1,225,000	\$1,225,000	100.00%	1,999,100
6	9 Colonial Way	Colonial	5	3.1	12	\$1,199,000	\$1,199,000	\$1,200,000	100.08%	1,349,400
7	36 Orchard Street	Colonial	5	3.1	85	\$1,195,000	\$1,095,000	\$1,070,000	97.72%	1,016,100
8	54 Hillside Avenue	CapeCod	4	2.1	7	\$1,195,000	\$1,195,000	\$1,200,000	100.42%	800,600
9	29 Maple Avenue	Victrian	4	4	10	\$1,095,000	\$1,095,000	\$1,130,350	103.23%	770,000
10	44 Highland Avenue	Colonial	6	2.2	49	\$965,000	\$949,000	\$920,000	96.94%	848,900
11	178 Central Avenue	SplitLev	4	2.1	8	\$820,000	\$820,000	\$820,000	100.00%	601,500
12	26 Stonehedge Lane	SplitLev	4	2.1	14	\$789,000	\$789,000	\$790,000	100.13%	520,400
13	4 Myrtle Avenue	CapeCod	5	3	12	\$750,000	\$750,000	\$755,000	100.67%	521,200
14	33 Green Village Road	OneFloor	2	2	1	\$749,000	\$749,000	\$769,000	102.67%	1,999,100
15	8 Anthony Drive	CapeCod	4	3	23	\$739,000	\$739,000	\$735,000	99.46%	529,300
16	3 Rachael Avenue	Bi-Level	4	2	55	\$725,000	\$725,000	\$699,000	96.41%	494,100
17	30 Union Hill Road	Colonial	4	2.1	13	\$700,000	\$650,000	\$620,000	95.38%	599,500
18	51 Albright Circle	Ranch	3	2.1	1	\$699,000	\$699,000	\$700,000	100.14%	548,100
19	6 Leigh Drive	SplitLev	4	2.2	34	\$665,000	\$659,000	\$640,000	97.12%	540,900
20	26 South Street	Colonial	3	2	41	\$599,000	\$599,000	\$602,000	100.50%	362,500
21	2 Avery Court	TwnEndUn	3	2.1	8	\$589,000	\$589,000	\$626,500	106.37%	542,600
22	4 Cedar Avenue	CapeCod	4	2	11	\$434,600	\$434,600	\$407,184	93.69%	522,300
23	245 Madison Avenue	CapeCod	3	2	114	\$429,300	\$427,100	\$410,550	96.13%	439,600
24	20 Brooklake Road	Colonial	2	1.1	204	\$350,000	\$350,000	\$330,000	94.29%	357,300

"ACTIVE" Listings in Madison as of 06/30/2018

Number of Units: 61
Average List Price: \$1,131,927
Average Days on Market: 96

"UNDER CONTRACT" Listings in Madison as of 06/30/2018

Number of Units: 33
Average List Price: \$890,948
Average Days on Market: 30

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	24							13
Active Listings	13	23	42	67	27	12							29
Avg List Price	\$937,292	\$1,123,121	\$1,174,635	\$1,119,040	\$1,156,566	\$1,029,491							\$918,442
Avg Sales Price	\$1,125,740	\$1,003,000	\$775,145	\$808,271	\$1,127,025	\$868,066							\$806,530
Days on Market	72	39	32	30	42	33							36
Sales Price as % of List Price	120.11%	89.30%	65.99%	72.23%	97.45%	84.32%							74%
Under Contract	1	2	29	44	23	15							17

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	67	99	47.76%
Avg. Days on Market	53	38	-28.30%
Avg. Sales Price	\$803,459	\$917,099	14.14%



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%

