

# Madison

## February 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Lathrop Avenue	Colonial	4	2.0	1	\$350,000	\$350,000	\$350,000	100.00%	\$464,000	0.75
2	375 Woodland Road	Ranch	2	1.0	7	\$389,000	\$389,000	\$335,000	86.12%	\$503,000	0.67
3	33 Chelsea Court	TwnIntUn	2	2.1	11	\$490,000	\$490,000	\$490,000	100.00%	\$410,200	1.19
4	122 Hempstead Court	TwnIntUn	2	2.1	25	\$495,000	\$495,000	\$515,000	104.04%	\$475,900	1.08
5	8 Cedar Street	SplitLev	3	2.0	59	\$560,000	\$560,000	\$555,000	99.11%	\$397,500	1.40
6	60 Albright Circle	Ranch	3	1.1	109	\$639,000	\$639,000	\$605,000	94.68%	\$506,800	1.19
7	61 Albright Circle	SplitLev	3	3.0	25	\$689,000	\$689,000	\$689,000	100.00%	\$565,600	1.22
8	298 Woodland Road	Colonial	3	2.1	24	\$839,900	\$839,900	\$825,000	98.23%	\$688,800	1.20
9	18 Drew Place	Colonial	4	3.1	6	\$1,129,900	\$1,129,900	\$1,149,000	101.69%		
10	134 Greenwood Avenue	Colonial	5	3.0	23	\$1,350,000	\$1,275,000	\$1,225,000	96.08%	\$737,400	1.66
11	5 Loantaka Terrace	Colonial	5	5.1	56	\$1,450,000	\$1,450,000	\$1,395,000	96.21%		
12	60 East Lane	Colonial	5	4.1	41	\$2,195,000	\$2,195,000	\$2,035,000	92.71%	\$1,601,200	1.27
AVERAGE					32	\$881,400	\$875,150	\$847,333	97.40%		1.16

### ***"ACTIVE"*** LISTINGS IN MADISON

Number of Units: 37  
 Average List Price: \$1,021,416  
 Average Days on Market: 62

### ***"UNDER CONTRACT"*** LISTINGS IN MADISON

Number of Units: 19  
 Average List Price: \$797,616  
 Average Days on Market: 47

# Madison 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	18	32											26
List Price	\$775,613	\$881,400											\$835,335
Sales Price	\$757,500	\$875,150											\$811,400
Sales Price as a % of List Price	99.22%	97.40%											98.13%
Sales Price to Assessed Value	1.16	1.16											1.30
# Units Sold	8	12											20
Active Listings	32	37											35
Under Contracts	17	19											18

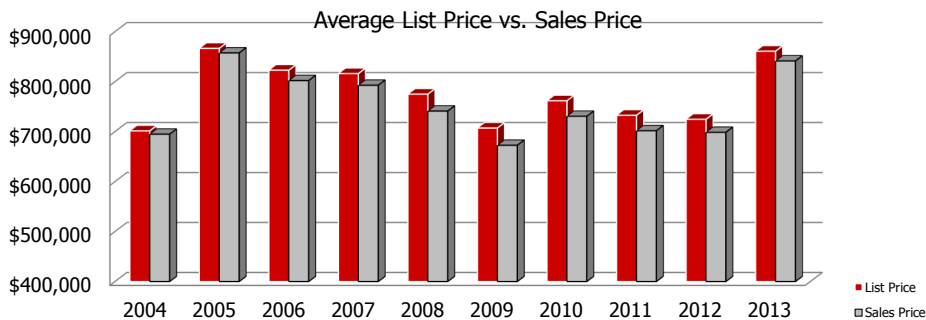
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	115	26	-77.12%
Sales Price	\$727,500	\$811,400	11.53%
Sales Price as a % of List Price	97.12%	98.13%	1.04%

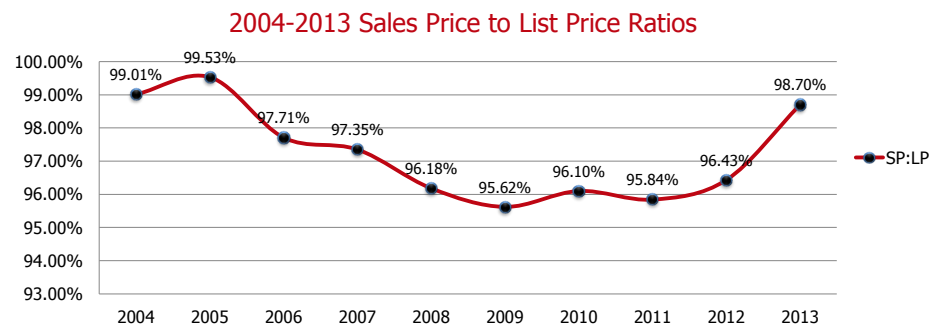


	2013	2014	% Change
# Units Sold	13	20	53.85%
Active Listings	57	37	-35.09%
Under Contracts	28	19	-32.14%

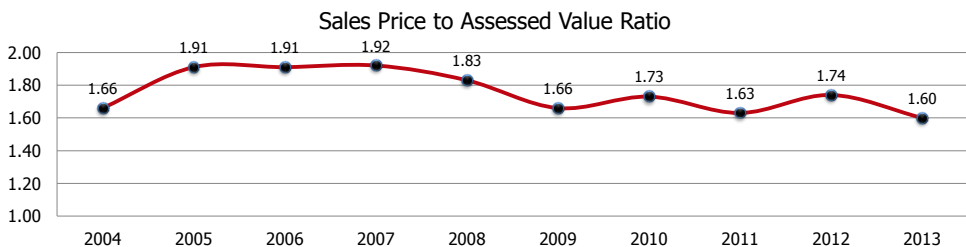
## Madison 2004-2013



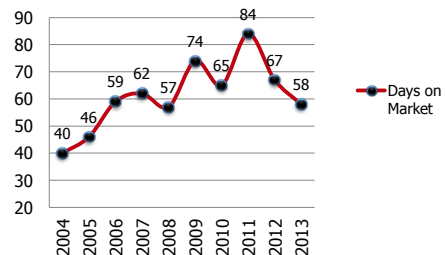
## Madison 2004-2013



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302



## 2004-2013 Average Days on Market



## 2004-2013 Number of Units Sold

