Madison

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	19 Niles Avenue	CapeCod	3	2.0	70	$424,900	$424,900	$410,000	96.49%	$457,700	0.90
2	78 North Street	Colonial	3	1.2	7	$479,000	$479,000	$486,000	101.46%	$395,100	1.23
3	139 Kingston Court	TwnIntUn	2	2.1	28	$503,000	$503,000	$490,000	97.42%	$444,500	1.10
4	254 Kings Road	CapeCod	3	2.0	9	$499,000	$499,000	$515,000	103.21%	$411,100	1.25
5	49 Highland Avenue	Ranch	3	2.0	30	$549,000	$549,000	$549,000	100.00%	$491,000	1.12
6	50 Rosedale Avenue	Ranch	3	2.0	18	$575,000	$575,000	$560,000	97.39%	$508,000	1.10
7	82 North Street	Ranch	3	3.0	28	$625,000	$625,000	$587,500	94.00%	$444,600	1.32
8	5 Seven Oaks Circle	Split Level	3	1.1	5	$569,000	$569,000	$601,000	105.62%	$453,000	1.33
9	24 Pine Avenue	CapeCod	3	2.0	13	$550,000	$550,000	$603,000	109.64%	$516,700	1.17
10	6 Page Street	CapeCod	4	2.0	14	$619,000	$619,000	$615,000	99.35%	$506,800	1.21
11	10 Longview Avenue	Colonial	3	2.0	20	$649,000	$629,000	$624,000	99.21%	$534,500	1.17
12	8 Sherwood Avenue	CapeCod	5	2.0	95	$649,000	$624,900	$625,000	100.02%	$519,600	1.20
13	301 Kings Road	Bi-Level	4	2.1	75	$685,000	$630,000	$635,000	100.79%	$492,000	1.29
14	198 Central Avenue	Colonial	3	2.0	42	$739,000	$739,000	$700,000	94.72%	$569,100	1.23
15	15 Ferndale Road	Ranch	3	3.0	13	$709,000	$709,000	$740,000	104.37%	$639,500	1.16
16	305 Kings Road	Colonial	5	2.1	60	$799,000	$799,000	$755,000	94.49%	$797,600	0.95
17	24 Grove Street	CapeCod	3	2.1	20	$817,900	$817,900	$835,000	102.09%	$619,500	1.35
18	3 Rosemont Avenue	CapeCod	4	2.1	17	$859,000	$859,000	$859,000	100.00%	$534,400	1.61
19	40 Glenwild Road	Colonial	4	2.1	4	$930,000	$930,000	$931,000	100.11%	$653,900	1.42
20	26 Fairview Avenue	Colonial	5	2.1	28	$999,000	$999,000	$989,000	99.00%	$759,100	1.30

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21	92 Garfield Avenue	Colonial	4	2.1	74	$1,129,000	$1,095,000	$1,045,000	95.43%	$1,156,300	0.90
22	37 Green Avenue	Colonial	5	4.0	44	$1,299,000	$1,229,000	$1,230,000	100.08%	$1,095,100	1.12
23	11 Winding Way	Colonial	5	3.1	7	$1,285,000	$1,285,000	$1,320,000	102.72%	$936,300	1.41
24	25 Dellwood Drive	Colonial	5	3.1	16	$1,420,000	$1,420,000	$1,325,547	93.35%	$1,217,500	1.09
25	13 Woodcliff Drive	Colonial	4	2.1	23	$1,389,000	$1,389,000	$1,389,000	100.00%	$906,700	1.53
26	17 Cross Gates Road	Colonial	4	3.2	217	$1,425,000	$1,425,000	$1,400,000	98.25%	$1,364,300	1.03
27	108 Pomeroy Road	Colonial	4	3.1	5	$1,385,000	$1,385,000	$1,400,000	101.08%	$1,282,800	1.09
28	1 Independence Court	Colonial	6	6.1	35	$1,789,000	$1,789,000	$1,735,000	96.98%	$1,297,100	1.34
29	121 Garfield Avenue	Colonial	6	5.1	15	$2,275,000	$2,275,000	$2,250,000	98.90%	$1,732,500	1.30
	AVERAGE				36	$918,097	$911,093	$903,588	99.52%		1.21

"ACTIVE" LISTINGS IN MADISON

Number of Units:	57
Average List Price:	$995,221
Average Days on Market:	63

"UNDER CONTRACT" LISTINGS IN MADISON

Number of Units:	43
Average List Price:	$1,033,574
Average Days on Market:	42

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Madison 2016 Year to Date Market Trends

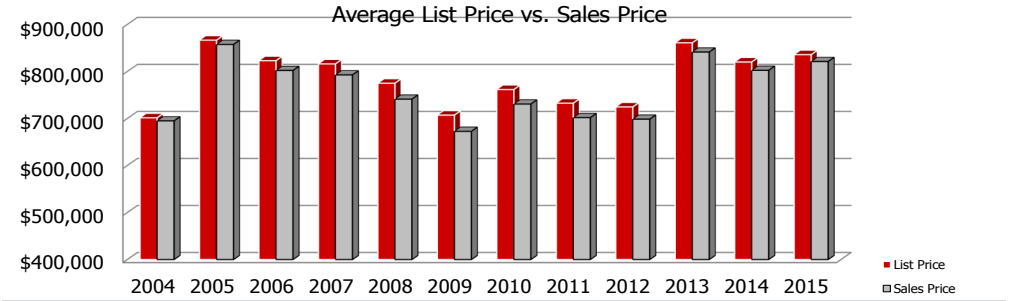
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	37	99	60	75	36							59
List Price	$977,200	$1,067,333	$588,213	$890,147	$859,773	$911,093							$884,106
Sales Price	$945,200	$1,039,722	$564,438	$866,206	$843,562	$903,588							$866,608
Sales Price as a % of List Price	96.22%	97.54%	95.78%	96.90%	99.01%	99.52%							98.22%
Sales Price to Assessed Value	1.07	1.08	0.99	1.13	1.07	1.21							1.12
# Units Sold	5	9	8	17	26	29							94
Active Listings	42	59	65	66	57	57							58
Under Contracts	21	25	45	51	55	43							40

Flashback! YTD 2015 vs YTD 2016

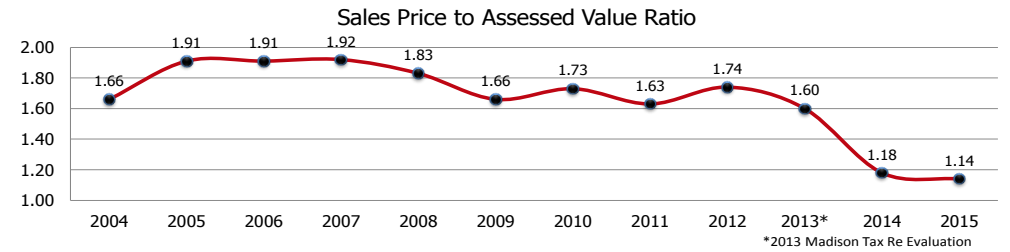
	2015	2016	% Change
Days on Market	54	59	9.61%
Sales Price	$895,373	$866,608	-3.21%
Assessed Value to Sales Price	1.13	1.12	-1.06%

	2015	2016	% Change
# Units Sold	89	94	5.62%
Active Listings	59	57	-3.39%
Under Contracts	44	43	-2.27%

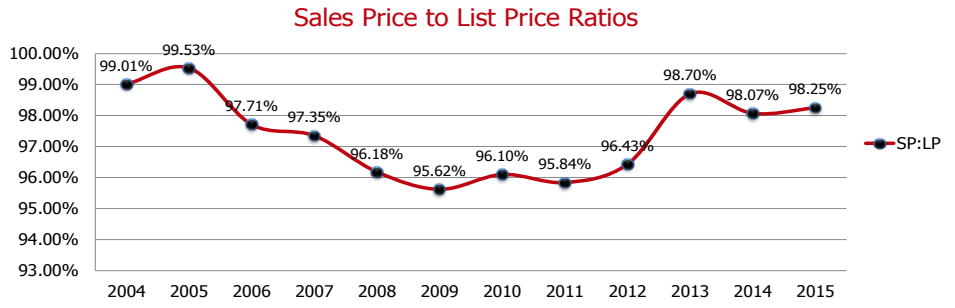
Madison Yearly Market Trends

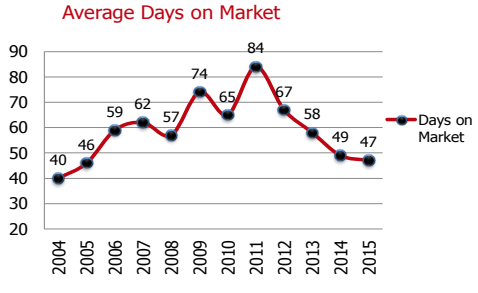


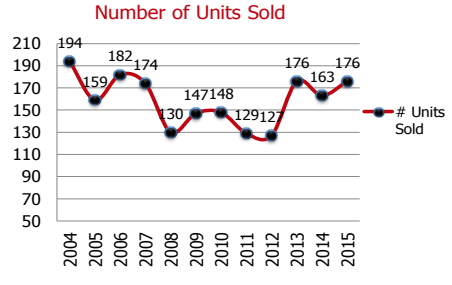
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	$701,747	$866,516	$822,890	$816,037	$774,941	$707,123	$761,644	$732,567	$724,564	$860,863	$820,102	$835,729
SP	$694,880	$857,456	$802,082	$792,732	$741,113	$672,659	$730,674	$701,750	$698,551	$841,302	$802,362	$821,132



Madison Yearly Market Trends







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