KELLERWILLIAMS

Madison

March 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	15 Chapel Street	Colonial	2	1.0	1	$419,000	$419,000	$479,000	114.32%	$360,100	1.33
2	157 Central Avenue	Colonial	3	1.1	99	$549,000	$549,000	$530,000	96.54%	$525,300	1.01
3	45 Dean Street	Colonial	3	1.1	51	$575,000	$575,000	$554,000	96.35%	$459,500	1.21
4	255 Kings Road	Colonial	4	2.0	8	$749,900	$749,900	$749,900	100.00%	$398,800	1.88
5	6 Glenwild Road	Colonial	3	3.1	2	$775,000	$775,000	$775,000	100.00%	$569,700	1.36
6	21 Cedar Avenue	Colonial	3	2.1	14	$859,000	$859,000	$855,000	99.53%	$617,000	1.39
7	86 Green Village Road	Colonial	5	5.1	1	$999,500	$999,500	$925,000	92.55%	$1,013,100	0.91
8	333 Woodland Road	Colonial	3	2.2	15	$950,000	$950,000	$930,000	97.89%	$744,300	1.25
9	165 Madison Avenue	Colonial	6	5.1	86	$1,299,999	$1,299,999	$1,300,000	100.00%		
10	126 Woodland Road	Colonial	6	6.2	232	$2,195,000	$1,950,000	$1,725,000	88.46%		
	AVERAGE				51	$937,140	$912,640	$882,290	98.56%		1.29

"Active" Listings in Madison

Number of Units:	39
Average List Price:	$980,700
Average Days on Market:	74

"Under Contract" Listings in Madison

Number of Units:	26
Average List Price:	$914,438
Average Days on Market:	59

Madison 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	73	86	51										71
List Price	$748,013	$841,173	$912,640										$820,203
Sales Price	$711,906	$809,545	$882,290										$786,984
SP:LP%	96.21%	96.50%	98.56%										96.93%
SP to AV	1.16	1.14	1.29										1.19
# Units Sold	16	11	10										37
3 Mo Rate of Ab	2.00	3.48	3.49										2.99
Active Listings	35	54	39										43
Under Contracts	20	17	26										21

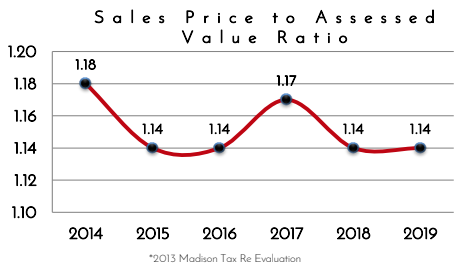
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	81	71	-11.76%
Sales Price	$776,147	$786,984	1.40%
LP:SP	96.40%	96.93%	0.55%
SP:AV	1.053	1.188	12.80%

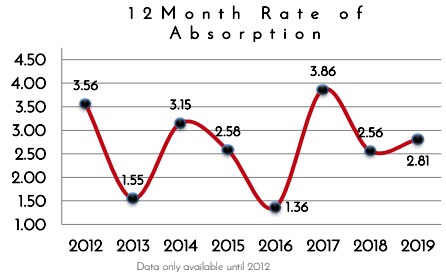
YTD	2019	2020	% Change
# Units Sold	17	37	117.65%
Rate of Ab 3 mo	11.82	3.49	-70.47%
Actives	68	39	-42.65%
Under Contracts	27	26	-3.70%

Madison Yearly Market Trends

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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	$912,479	$864,546	$640,045	$896,369
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	$890,034	$842,027	$692,305	$871,010

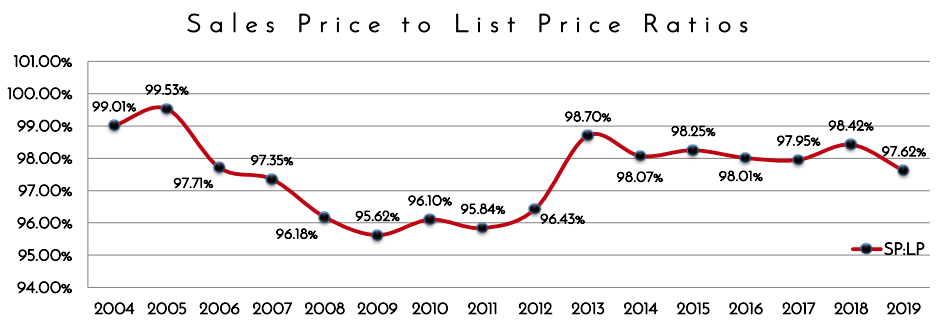


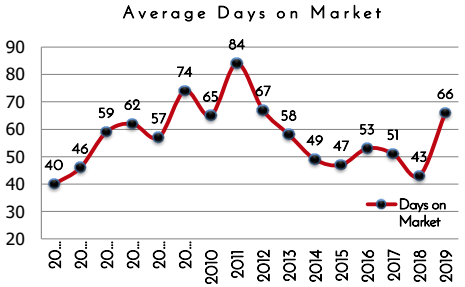
*2013 Madison Tax Re Evaluation

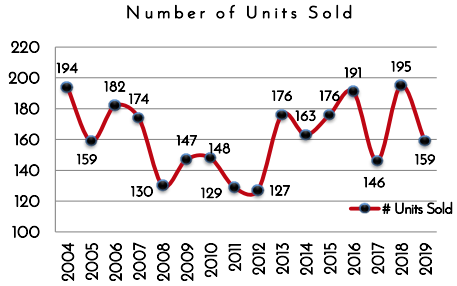


Data only available until 2012

Madison Yearly Market Trends







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Not intended to solicit a property already listed.