

Madison

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	152 Loantaka Way	Tudor	3	3.0	11	\$489,000	\$489,000	\$489,000	100.00%	\$592,300	0.83
2	5 Durwood Place	Colonial	3	1.1	184	\$539,000	\$525,000	\$515,000	98.10%	\$461,800	1.12
3	77 Wayne Boulevard	CapeCod	4	2.0	34	\$599,000	\$550,000	\$545,000	99.09%	\$439,300	1.24
4	57 Ridgedale Avenue	Colonial	3	3.1	17	\$639,000	\$639,000	\$600,000	93.90%	\$440,100	1.36
5	129 Green Village Road	Colonial	3	1.1	123	\$825,000	\$749,500	\$740,000	98.73%	\$667,200	1.11
6	33 Green Village Road	TwnIntUn	2	2.0	1	\$769,000	\$769,000	\$769,000	100.00%	\$1,999,100	0.38
7	61 Greenwood Avenue	Colonial	5	2.1	19	\$929,000	\$929,000	\$915,000	98.49%		
8	19 Green Village Road	Colonial	4	3.1	8	\$1,059,000	\$1,059,000	\$1,070,000	101.04%	\$719,000	1.49
9	9 Sherwood Avenue	Colonial	5	3.1	83	\$1,295,000	\$1,149,000	\$1,100,000	95.74%		
10	161 Green Village Road	Colonial	4	4.0	1	\$1,150,000	\$1,150,000	\$1,100,000	95.65%	\$975,100	1.13
11	2 Laurel Way	Colonial	5	4.1	8	\$1,475,000	\$1,475,000	\$1,420,000	96.27%	\$1,102,500	1.29
AVERAGE					44	\$888,000	\$862,136	\$842,091	97.91%		1.10

"ACTIVE" Listings in Madison

Number of Units: 42
Average List Price: \$1,123,495
Average Days on Market: 92

"UNDER CONTRACT" Listings in Madison

Number of Units: 11
Average List Price: \$978,436
Average Days on Market: 71

Madison 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	72	40	33	25	43	34	42	54	46	53	57	44	43
List Price	\$1,158,100	\$1,007,967	\$800,542	\$843,353	\$1,149,115	\$880,567	\$846,000	\$890,072	\$752,889	\$890,850	\$1,010,127	\$862,136	\$910,541
Sales Price	\$1,125,740	\$1,003,000	\$775,146	\$821,169	\$1,127,025	\$868,066	\$836,965	\$870,625	\$742,578	\$870,429	\$981,300	\$842,091	\$891,465
Sales Price as a % of List Price	96.84%	98.18%	97.48%	98.09%	97.93%	98.64%	100.69%	98.18%	98.91%	98.29%	97.58%	97.91%	98.42%
Sales Price to Assessed Value	1.17	1.32	1.16	1.15	1.19	1.22	0.98	1.13	1.13	1.16	1.22	1.10	1.14
# Units Sold	10	3	24	17	20	24	30	18	9	14	15	11	195
Active Listings	55	62	66	92	83	70	63	55	59	56	52	42	63
Under Contracts	16	37	51	50	54	42	23	24	20	24	17	11	31

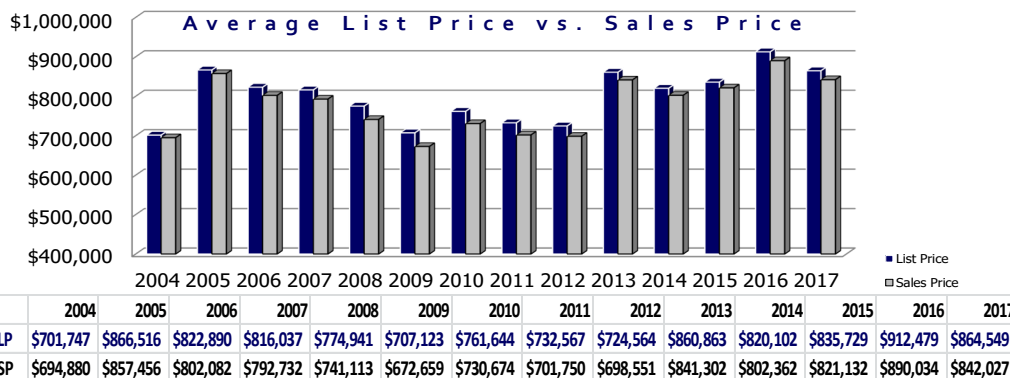
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	51	43	-14.51%
Sales Price	\$842,027	\$891,465	5.87%
Sales Price to Assessed Value	1.17	1.14	-2.30%



YTD	2017	2018	% Change
# Units Sold	146	195	33.56%
Active Listings	49	42	-14.29%
Under Contracts	12	11	-8.33%

Madison Yearly Market Trends



Madison Yearly Market Trends

