

# Madison

## January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	23 Parkside Avenue	CapeCod	4	2.0	104	\$615,000	\$549,000	\$540,000	98.36%	\$513,200	1.05
AVERAGE					104	\$615,000	\$549,000	\$540,000	98.36%		1.05

### "Active" Listings in Madison

Number of Units: 51  
 Average List Price: \$1,074,436  
 Average Days on Market: 75

### "Under Contract" Listings in Madison

Number of Units: 15  
 Average List Price: \$927,533  
 Average Days on Market: 76

# Madison 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	104												104
List Price	\$549,000												\$ 549,000
Sales Price	\$540,000												\$ 540,000
SP:LP%	98.36%												98.36%
SP to AV	1.05												1.05
# Units Sold	1												1
3 Mo Rate of Ab	5.33												5.33
Active Listings	51												51
Under Contracts	15												15

## Flashback! YTD 2018 vs YTD 2019

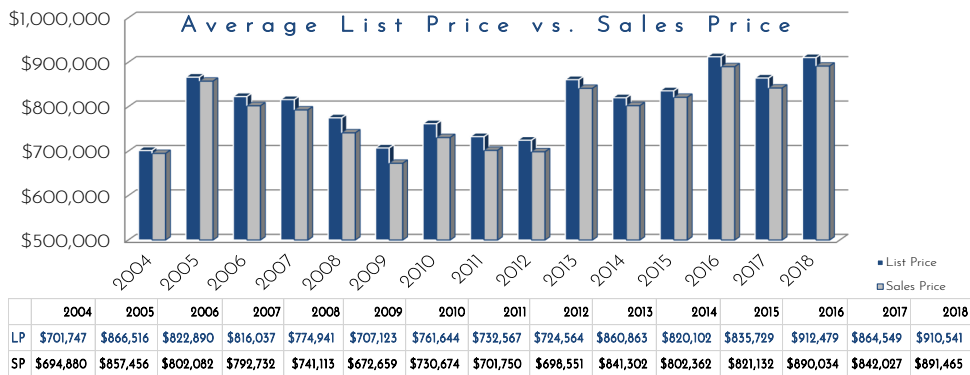
YTD	2018	2019	% Change
DOM	72	104	43.85%
Sales Price	\$1,125,740	\$540,000	-52.03%
LP:SP	96.84%	98.36%	1.57%
SP:AV	1.17	1.05	-10.34%

Prominent Properties

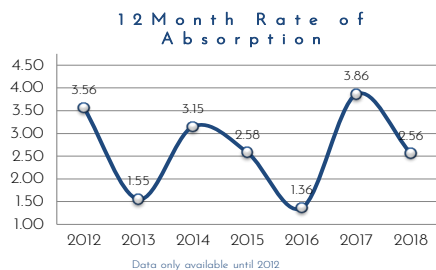
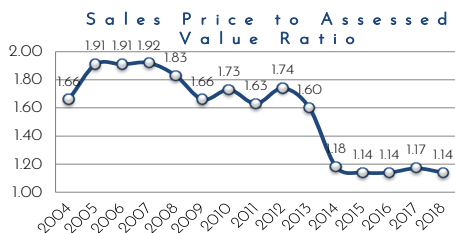
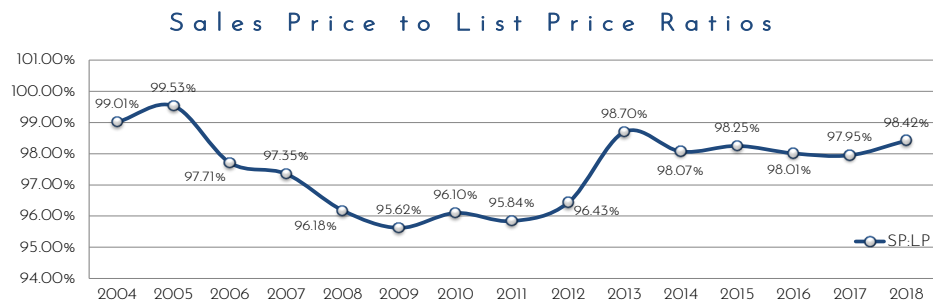
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2018	2019	% Change
# Units Sold	10	1	-90.00%
Rate of Ab 3 mo	4.10	5.33	30.00%
Actives	55	51	-7.27%
Under Contracts	16	15	-6.25%

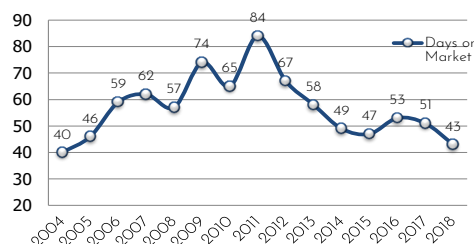
## Madison Yearly Market Trends



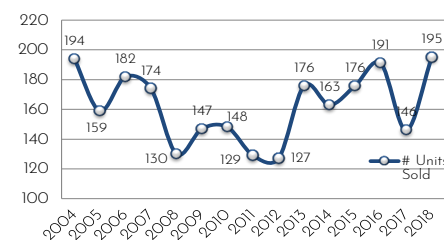
## Madison Yearly Market Trends



## Average Days on Market



## Number of Units Sold



\*2013 Madison Tax Re Evaluation

Data only available until 2012