Madison December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	24 Valley Road	CapeCod	3	1.1	35	\$640,000	\$640,000	\$620,000	96.88%	\$463,000	1.34
'	24 Valley Roda	CapeCoa	3	1.1	33	\$040,000	\$040,000	\$020,000	90.00%	\$ 4 03,000	1.34
2	9 Rolling Hill Court	TwnEndUn	3	2.2	1	\$875,000	\$875,000	\$875,000	100.00%	\$608,600	1.44
3	9 Coursen Way	Bi-Level	4	3.0	51	\$1,099,000	\$999,000	\$999,999	100.10%	\$542,500	1.84
4	50 Dean Street	Colonial	4	2.1	14	\$1,075,000	\$1,075,000	\$1,300,000	120.93%	Renovated	
5	6 Independence Court	Colonial	5	4.1	84	\$1,749,000	\$1,649,000	\$1,660,000	100.67%	\$1,209,000	1.37
6	4 Stonegate Court	Colonial	4	3.1	20	\$1,719,000	\$1,719,000	\$1,805,000	105.00%	\$1,102,100	1.64
7	157 Ridgedale Avenue	Colonial	6	5.1	90	\$2,299,000	\$2,199,000	\$2,100,000	95.50%		
8	55 West Lane	Colonial	5	5.1	16	\$2,499,000	\$2,499,000	\$2,495,000	99.84%	\$1,552,500	1.61
9	25 Cross Gates Road	Colonial	5	3.3	12	\$2,550,000	\$2,550,000	\$2,500,000	98.04%	\$1,545,100	1.62
10	91 Woodland Road	Colonial	6	5.1	1	\$2,599,950	\$2,599,950	\$2,599,950	100.00%	New	
11	50 East Lane	Colonial	7	7.1	1	\$3,550,000	\$3,550,000	\$3,550,000	100.00%	New	
	AVERAGE				30	\$1,877,723	\$ 1,850, 4 50	\$1,864,086	101.54%		1.55

"Active" Listings in Madison

Number of Units:

\$2,263,000 Average List Price: 35

Average Days on Market:

"Under Contract" Listings in Madison

Number of Units:

\$1,441,244 Average List Price:

Average Days on Market: 48



Madison 2024 Year to Date Market Trends

January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
27	85	60	15	25	25	25	22	24	23	28	30	29
\$737,083	\$1,624,250	\$1,072,625	\$1,294,111	\$1,462,000	\$1,228,000	\$1,172,433	\$1,043,931	\$797,380	\$1,111,967	\$1,174,000	\$1,850,450	\$1,218,548
\$734,333	\$1,680,750	\$1,129,813	\$1,434,068	\$1,557,375	\$1,297,769	\$1,223,783	\$1,087,406	\$893,900	\$1,134,644	\$1,215,615	\$1,864,086	\$1,273,500
99.54%	106.28%	104.23%	111.51%	109.45%	106.80%	105.57%	104.80%	110.52%	104.35%	104.45%	101.54%	105.56%
1.37	1.73	1.42	1.61	1.66	1.71	1.68	1.64	1.64	1.57	1.73	1.55	1.63
6	4	8	9	8	13	18	16	5	9	13	11	120
0.96	1.17	1.83	2.69	2.50	1.45	0.71	0.89	1.25	1.50	1.00	0.27	1.35
6	7	10	14	17	13	10	9	16	12	7	3	10
10	18	14	22	30	28	23	12	16	19	19	16	19
	27 \$737,083 \$734,333 99.54% 1.37 6 0.96	27 85 \$737,083 \$1,624,250 \$734,333 \$1,680,750 99.54% 106.28% 1.37 1.73 6 4 0.96 1.17 6 7	27 85 60 \$737,083 \$1,624,250 \$1,072,625 \$734,333 \$1,680,750 \$1,129,813 99.54% 106.28% 104.23% 1.37 1.73 1.42 6 4 8 0.96 1.17 1.83 6 7 10	27 85 60 15 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 99.54% 106.28% 104.23% 111.51% 1.37 1.73 1.42 1.61 6 4 8 9 0.96 1.17 1.83 2.69 6 7 10 14	27 85 60 15 25 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 99.54% 106.28% 104.23% 111.51% 109.45% 1.37 1.73 1.42 1.61 1.66 6 4 8 9 8 0.96 1.17 1.83 2.69 2.50 6 7 10 14 17	27 85 60 15 25 25 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$1,228,000 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 \$1,297,769 99.54% 106.28% 104.23% 111.51% 109.45% 106.80% 1.37 1.73 1.42 1.61 1.66 1.71 6 4 8 9 8 13 0.96 1.17 1.83 2.69 2.50 1.45 6 7 10 14 17 13	27 85 60 15 25 25 25 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$1,228,000 \$1,172,433 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 \$1,297,769 \$1,223,783 99.54% 106.28% 104.23% 111.51% 109.45% 106.80% 105.57% 1.37 1.73 1.42 1.61 1.66 1.71 1.68 6 4 8 9 8 13 18 0.96 1.17 1.83 2.69 2.50 1.45 0.71 6 7 10 14 17 13 10	27 85 60 15 25 25 25 22 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$1,228,000 \$1,172,433 \$1,043,931 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 \$1,297,769 \$1,223,783 \$1,087,406 99.54% 106.28% 104.23% 111.51% 109.45% 106.80% 105.57% 104.80% 1.37 1.73 1.42 1.61 1.66 1.71 1.68 1.64 6 4 8 9 8 13 18 16 0.96 1.17 1.83 2.69 2.50 1.45 0.71 0.89 6 7 10 14 17 13 10 9	27 85 60 15 25 25 25 22 24 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$1,228,000 \$1,172,433 \$1,043,931 \$797,380 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 \$1,297,769 \$1,223,783 \$1,087,406 \$893,900 99.54% 106.28% 104.23% 111.51% 109.45% 106.80% 105.57% 104.80% 110.52% 1.37 1.73 1.42 1.61 1.66 1.71 1.68 1.64 1.64 6 4 8 9 8 13 18 16 5 0.96 1.17 1.83 2.69 2.50 1.45 0.71 0.89 1.25 6 7 10 14 17 13 10 9 16	27 85 60 15 25 25 25 22 24 23 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$1,228,000 \$1,172,433 \$1,043,931 \$797,380 \$1,111,967 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 \$1,297,769 \$1,223,783 \$1,087,406 \$893,900 \$1,134,644 99.54% 106.28% 104.23% 111.51% 109.45% 106.80% 105.57% 104.80% 110.52% 104.35% 1.37 1.73 1.42 1.61 1.66 1.71 1.68 1.64 1.64 1.57 6 4 8 9 8 13 18 16 5 9 0.96 1.17 1.83 2.69 2.50 1.45 0.71 0.89 1.25 1.50 6 7 10 14 17 13 10 9 16 12	27 85 60 15 25 25 25 22 24 23 28 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$1,228,000 \$1,172,433 \$1,043,931 \$797,380 \$1,111,967 \$1,174,000 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 \$1,297,769 \$1,223,783 \$1,087,406 \$893,900 \$1,134,644 \$1,215,615 \$9.54% 106.28% 104.23% 111.51% 109.45% 106.80% 105.57% 104.80% 110.52% 104.35% 104.45% 1.37 1.73 1.42 1.61 1.66 1.71 1.68 1.64 1.64 1.57 1.73 6 4 8 9 8 13 18 16 5 9 13 0.96 1.17 1.83 2.69 2.50 1.45 0.71 0.89 1.25 1.50 1.00 6 7 10 14 17	27 85 60 15 25 25 25 22 24 23 28 30 \$737,083 \$1,624,250 \$1,072,625 \$1,294,111 \$1,462,000 \$1,228,000 \$1,072,433 \$1,043,931 \$797,380 \$1,111,967 \$1,174,000 \$1,850,450 \$734,333 \$1,680,750 \$1,129,813 \$1,434,068 \$1,557,375 \$1,297,769 \$1,223,783 \$1,087,406 \$893,900 \$1,134,644 \$1,215,615 \$1,864,086 \$99.54% \$106.28% \$104.23% \$111.51% \$109.45% \$106.80% \$105.57% \$104.80% \$110.52% \$104.35% \$104.45% \$101.54% \$1.37 \$1.73 \$1.42 \$1.61 \$1.66 \$1.71 \$1.68 \$1.64 \$1.64 \$1.57 \$1.73 \$1.55 \$6 \$4 \$8 \$9 \$8 \$13 \$18 \$16 \$5 \$9 \$13 \$11 \$0.96 \$1.17 \$1.83 \$2.69 \$2.50 \$1.45 \$0.71 \$0.89

Flashback! YTD 2023 vs YTD 2024

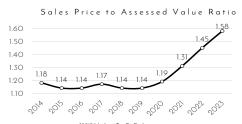
YTD	2023	2024	% Change
DOM	20	29	41.57%
Sales Price	\$1,149,429	\$1,273,500	10.79%
LP:SP	104.83%	105.56%	0.70%
SP:AV	1.58	1.63	3.19%

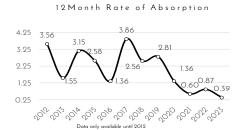


R	YTD	2023	2024	% Change		
	# Units Sold	144	120	-16.67%		
	Rate of Ab 3 mo	1.70	1.35	-20.61%		
	Actives	18	10	-40.95%		
	Under Contracts	22	19	-12.36%		

Madison Yearly Market Trends







Madison Yearly Market Trends

Sales Price to List Price Ratios

