



Madison

January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21 Kinney Street	SeeRem	7	2.0	25	\$425,000	\$425,000	\$350,000	82.35%	\$365,800	0.96
2	279 Kings Road	Colonial	3	2.0	27	\$539,900	\$539,900	\$539,900	100.00%	\$434,800	1.24
3	208 Park Avenue	Tudor	4	2.1	28	\$585,000	\$585,000	\$550,000	94.02%	\$555,000	0.99
4	37 Knollwood Avenue	CapeCod	3	3.0	14	\$599,000	\$599,000	\$600,000	100.17%	\$473,500	1.27
5	123 Hempstead Court	TwnIntUn	3	2.1	16	\$619,900	\$619,900	\$602,000	97.11%	\$525,800	1.14
6	16 Carteret Court	Split Level	4	2.2	1	\$728,880	\$728,880	\$736,000	100.98%	\$736,800	1.00
7	2 Keep Street	Colonial	3	2.1	6	\$899,000	\$899,000	\$890,000	99.00%	\$463,500	1.92
8	59 Fairview Avenue	Colonial	4	2.1	93	\$1,275,000	\$1,095,000	\$1,043,000	95.25%	\$1,007,800	1.03
9	58 Knollwood Avenue	Colonial	4	3.1	10	\$1,199,000	\$1,199,000	\$1,350,000	112.59%	\$756,700	1.78
10	30 Woodcliff Drive	Custom	6	4.1	19	\$2,300,000	\$2,300,000	\$2,300,000	100.00%		
AVERAGE					24	\$917,068	\$899,068	\$896,090	98.15%		1.26

"Active" Listings in Madison

Number of Units: 10
 Average List Price: \$915,490
 Average Days on Market: 44

"Under Contract" Listings in Madison

Number of Units: 22
 Average List Price: \$1,039,491
 Average Days on Market: 36

Madison 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24												24
List Price	\$899,068												\$899,068
Sales Price	\$896,090												\$896,090
SP:LP%	98.15%												98.15%
SP to AV	1.26												1.26
# Units Sold	10												10
3 Mo Rate of Ab	0.85												0.85
Active Listings	10												10
Under Contracts	22												22

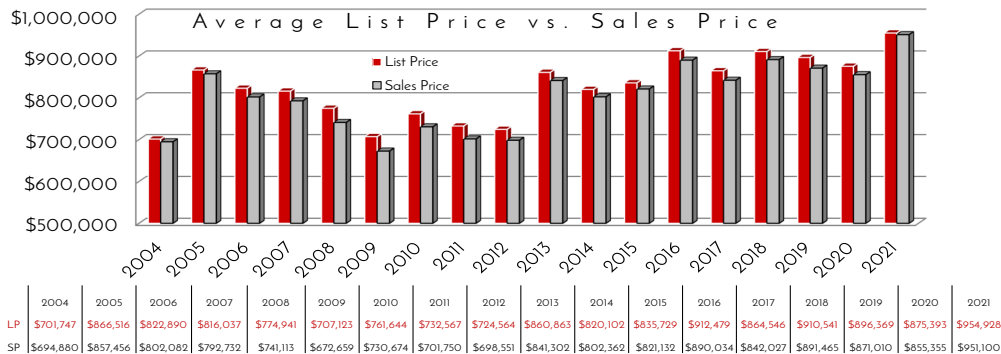
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	46	24	-47.54%
Sales Price	\$956,358	\$896,090	-6.30%
LP:SP	96.96%	98.15%	1.22%
SP:AV	1.12	1.26	12.16%



YTD	2021	2022	% Change
# Units Sold	9	10	11.11%
Rate of Ab 3 mo	1.44	0.85	-40.97%
Actives	24	10	-58.33%
Under Contracts	20	22	10.00%

Madison Yearly Market Trends

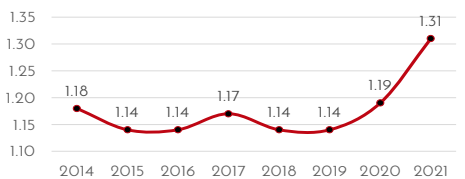


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100

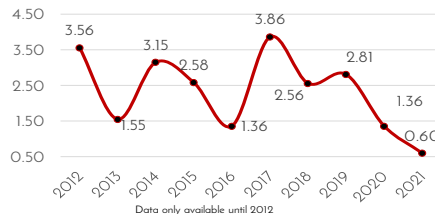
Madison Yearly Market Trends



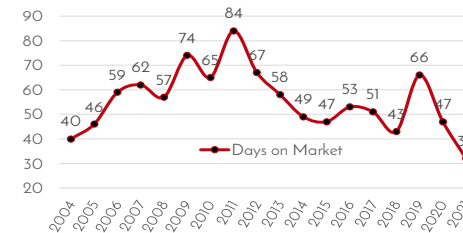
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

