



Madison

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34E Loantaka Way	TwnIntUn	2	1.1	17	\$455,000	\$455,000	\$449,000	98.68%	Renovated	
2	4 Rolling Hill Court	TwnIntUn	3	2.1	6	\$878,000	\$878,000	\$1,050,000	119.59%	\$533,000	1.97
3	125 Green Avenue	CapeCod	4	3.0	18	\$900,000	\$900,000	\$1,150,000	127.78%	\$794,700	1.45
4	61 Barnsdale Road	Ranch	3	2.0	17	\$1,190,000	\$1,190,000	\$1,235,000	103.78%	Renovated	
5	36 Barnsdale Road	Ranch	3	2.1	10	\$1,098,000	\$1,098,000	\$1,350,000	122.95%	\$765,200	1.76
6	33 Woodland Road	Colonial	4	3.1	14	\$1,750,000	\$1,750,000	\$1,800,000	102.86%	\$1,154,000	1.56
7	110 Green Avenue	Colonial	6	4.1	1	\$2,275,000	\$2,275,000	\$2,275,000	100.00%	\$1,385,200	1.64
8	41 West Lane	Custom	6	6.2	113	\$3,150,000	\$3,150,000	\$3,150,000	100.00%	\$2,022,300	1.56
AVERAGE					25	\$1,462,000	\$1,462,000	\$1,557,375	109.45%		1.66

"Active" Listings in Madison

Number of Units: 17
 Average List Price: \$1,518,624
 Average Days on Market: 31

"Under Contract" Listings in Madison

Number of Units: 30
 Average List Price: \$1,200,896
 Average Days on Market: 32

Madison 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	27	85	60	15	25								37
List Price	\$737,083	\$1,624,250	\$1,072,625	\$1,294,111	\$1,462,000								\$1,224,100
Sales Price	\$734,333	\$1,680,750	\$1,129,813	\$1,434,068	\$1,557,375								\$1,300,946
SP:LP%	99.54%	106.28%	104.23%	111.51%	109.45%								106.73%
SP to AV	1.37	1.73	1.42	1.61	1.66								1.55
# Units Sold	6	4	8	9	8								35
3 Mo Rate of Ab	0.96	1.17	1.83	2.69	2.50								1.83
Active Listings	6	7	10	14	17								11
Under Contracts	10	18	14	22	30								19

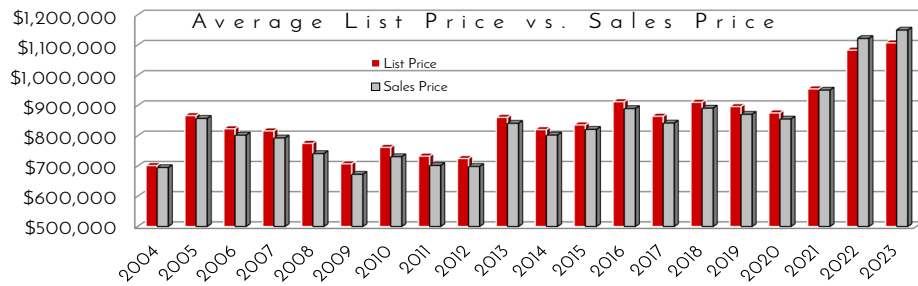
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	24	37	57.23%
Sales Price	\$1,045,207	\$1,300,946	24.47%
LP:SP	102.68%	106.73%	3.94%
SP:AV	1.51	1.55	2.63%



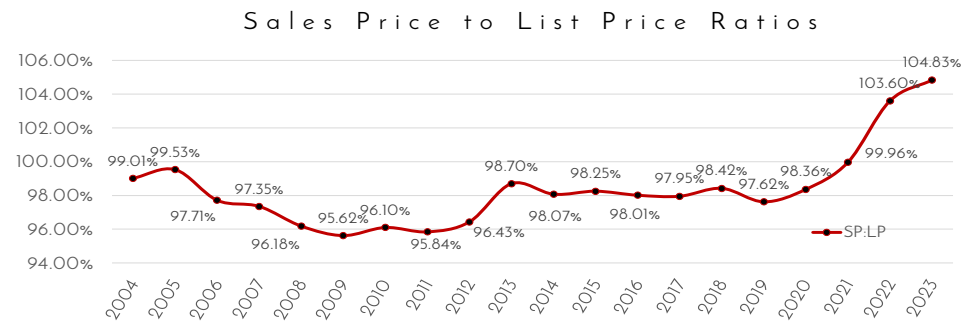
YTD	2023	2024	% Change
# Units Sold	52	35	-32.69%
Rate of Ab 3 mo	2.18	1.83	-16.13%
Actives	19	11	-41.94%
Under Contracts	28	19	-32.86%

Madison Yearly Market Trends

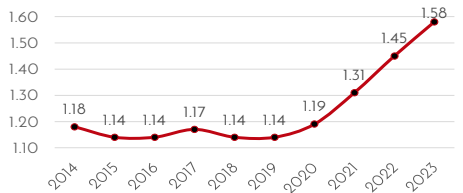


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1083,105	\$1070,006
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,351	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100	\$1121,801	\$1149,429

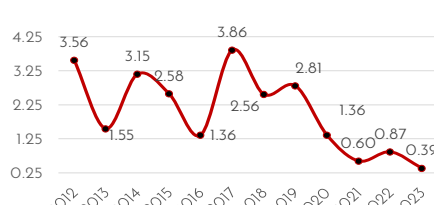
Madison Yearly Market Trends



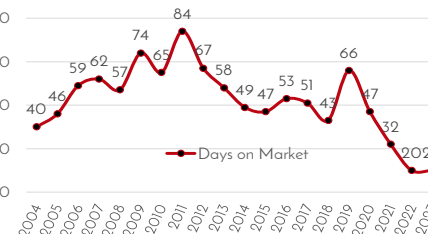
Sales Price to Assessed Value Ratio



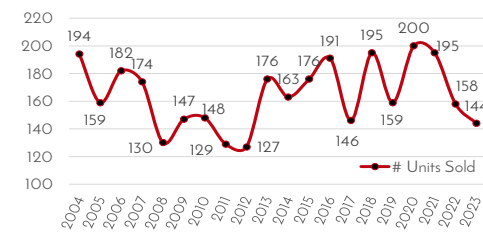
12Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2013 Madison Tax Re Evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.