

MADISON June 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Madison, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
12 Wayne Blvd	\$395,000	\$395,000	\$385,000	14	3	1	CapeCod
51 Cambridge Ct	\$435,000	\$435,000	\$425,000	27	2	2.1	TwnIntUn
318 Main St	\$479,000	\$460,000	\$435,000	203	2	1.1	TwnIntUn
42 Albright Circle	\$547,500	\$529,900	\$510,000	79	3	2	Ranch
125 Green Village Rd	\$549,000	\$549,000	\$525,000	15	3	1.1	Colonial
24 Crestwood Dr	\$599,999	\$599,999	\$570,000	80	5	4	Custom
201 Central Avenue	\$659,000	\$615,000	\$575,000	164	5	2	Colonial
75 Green Village Rd	\$698,000	\$649,000	\$605,000	109	4	1.1	Colonial
24 Green Avenue	\$899,000	\$799,000	\$750,000	44	5	4	Colonial
38 Fairwood Rd	\$899,000	\$899,000	\$862,500	49	4	2.1	Colonial
100 Shunpike Rd	\$970,000	\$970,000	\$970,000	15	6	3.1	Colonial
16 Cross Gates	\$995,000	\$995,000	\$915,000	51	4	2.2	CapeCod
20 Gibbons Pl	\$1,399,000	\$1,399,000	\$1,275,000	31	5	4.1	Colonial
6 Highland Ave	\$1,495,000	\$1,495,000	\$1,375,000	72	6	2.1	Colonial
58 Pomeroy Rd	\$1,799,000	\$1,799,000	\$1,775,000	8	5	3.1	Colonial
11 Pomeroy Rd	\$1,899,000	\$1,825,000	\$1,762,500	54	5	3.2	Colonial

AVERAGE DAYS ON MARKET:68 AVERAGE LISTING PRICE: \$852,960
 AVERAGE SALE PRICE: \$888,571 % SALE PRICE / LIST PRICE:95%

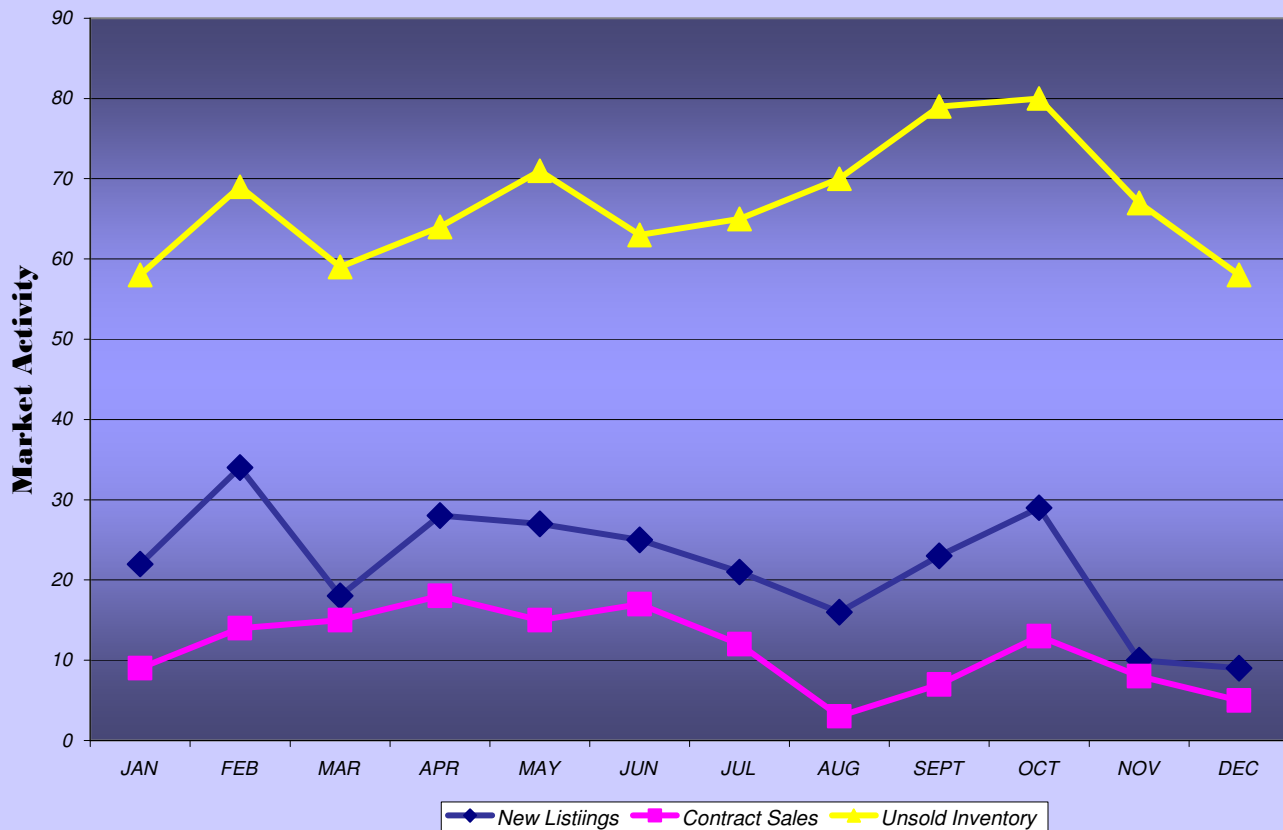
MADISON HOME SALE TRENDS June 2008 thru June 2009

	June 2008	July	Aug	Sept.	Oct.	Nov.	Dec.
Ave List Price	\$909,446	\$920,165	\$619,577	\$942,410	\$982,208	\$1,052,937	\$1,007,278
Ave Sale Price	\$846,324	\$814,818	\$953,105	\$683,364	\$728,200	\$685,000	\$556,454
%Sale- List Price Ratio	96%	95%	94%	97%	96%	95%	96%
Days on Market	49	62	57	40	69	112	53
#Active Listings	93	91	79	87	104	93	78
#Closed Listings	24	11	18	3	6	6	11

	Jan.	Feb.	Mar.	April	May	June 2009
Ave List Price	\$1,006,708	\$1,022,996	\$1,051,238	\$976,762	\$910,064	\$852,960
Ave Sale Price	\$537,857	\$848,167	\$559,967	\$722,500	\$605,400	\$888,571
%Sale List Price Ratio	96%	90%	96%	94%	98%	95%
Days On Market	70	130	85	63	72	68
#Active Listings	76	91	101	122	119	111
#Closed Listings	8	3	9	9	5	16

June 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$324,139	\$0	\$0	\$0	0	0%
2	\$450,667	\$435,000	\$412,000	\$430,000	115	96%
3	\$509,187	\$523,829	\$518,574	\$447,500	47	97%
4	\$788,196	\$885,951	\$753,967	\$794,167	70	94%
5	\$1,582,081	\$0	\$880,000	\$1,186,071	61	95%
TOWN	\$852,960	\$716,920	\$622,616	\$888,571	68	95%

MADISON 2008



Susan Adler
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