

MADISON August 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
35 Niles Ave.	\$469,000	\$435,000	42	3	1.1	Colonial
276 Kings Rd.	\$525,000	\$475,000	35	3	1.1	Split Level
17 Walnut St.	\$559,900	\$535,000	48	4	2	Cape Cod
27 Niles Ave.	\$599,000	\$630,000	9	3	2	Cape Cod, Colonial
46 Spring Garden Dr.	\$619,000	\$620,000	14	3	2.1	Split Level
11 Avery Ct.	\$625,000	\$625,000	20	3	2.1	Twnhse-End
6 Sherwood Ave.	\$639,900	\$622,500	82	3	2	Cape Cod
16 Valley Rd.	\$699,000	\$757,500	15	3	1.1	Colonial
31 Spring Garden Dr.	\$799,000	\$735,000	34	4	2.1	Colonial
4 Seven Oaks Cir.	\$835,000	\$815,000	174	5	3.1	Colonial
1 Wilson Ln.	\$839,000	\$832,000	35	3	2.1	Ranch
44 Barnsdale Rd.	\$839,900	\$840,000	12	3	2.1	Split Level
6 Hillside Ave.	\$889,900	\$1,006,000	14	3	2.1	Colonial
45 Pomeroy Rd.	\$997,500	\$955,000	57	5	3.1	Colonial
49 West Ln.	\$1,275,000	\$1,212,500	66	4	3.1	Ranch
52 Union Hill Rd.	\$1,539,000	\$1,539,000	28	5	3.1	Colonial
4 Independence Ct.	\$1,750,000	\$1,700,000	117	5	5.1	Colonial

AVERAGE DAYS ON MARKET: 47
 AVERAGE LISTING PRICE: \$912,307
 AVERAGE SALE PRICE: \$843,206
 % SALE PRICE / LIST PRICE: 99%

MADISON HOMESALE TRENDS August 2005 - August 2006

	Aug. 05	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Average Listing Price	\$863,493	\$854,603	\$1,157,550	\$929,474	\$921,201	\$869,247	\$980,079
Average Sale Price	\$935,291	\$858,790	\$885,722	\$849,143	\$1,145,066	\$776,350	\$870,944
%Sale Price to List Price Ratio	99.28%	100%	100.08%	94%	97%	97%	99%
Days on Market	45	67	35	34	68	65	81
# of Active Listings	56	72	72	77	65	76	75

	Mar.	Apr.	May	Jun.	Jul.	Aug. 06
Average Listing Price	\$958,477	\$953,472	\$914,383	\$947,364	\$928,012	\$912,307
Average Sale Price	\$703,831	\$785,314	\$824,176	\$775,250	\$955,600	\$843,206
%Sale Price to List Price Ratio	100%	96%	97%	98%	97%	99%
Days On Market	38	103	56	54	47	47
# of Active Listing	85	89	102	99	96	90




Susan Adler

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