

## MADISON December 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
69 Shadylawn Dr.	\$375,000	\$428,000	10	3	1	Cape Cod
46 Hamilton St.	\$425,000	\$415,000	17	3	1.1	Cape Cod
6 Hamilton St.	\$479,000	\$435,000	130	3	1	Cape Cod
36 Hamilton St.	\$525,000	\$510,000	133	3	1	Cape Cod
388 Woodland Rd.	\$529,000	\$525,000	101	3	1.1	Colonial
10 Page St.	\$555,000	\$545,000	23	4	2	Cape Cod
46 Dean St.	\$582,500	\$568,000	38	3	2	Colonial
32 Brittin St.	\$625,000	\$510,000	1	5	2	Colonial
4 Vinton	\$675,000	\$635,000	89	5	3	Ranch
6 Fairwood Rd.	\$679,000	\$665,000	48	4	3.1	Colonial
12 Candlewood Dr.	\$735,000	\$725,000	126	4	2.1	Split Level
5 Candlewood Dr.	\$825,000	\$760,000	37	4	2.1	Colonial
56 Woodland Rd.	\$1,199,000	\$1,100,000	152	5	3.1	Colonial
107 Pomeroy Rd.	\$1,275,000	\$1,260,000	94	4	3	Colonial
46 Hillcrest Rd.	\$1,295,000	\$1,260,000	22	5	2.1	Colonial
19 Gibbons Pl.	\$1,299,000	\$1,280,000	11	5	4.1	Colonial
70 Samson Ave.	\$1,899,000	\$1,825,000	137	6	3.2	Colonial

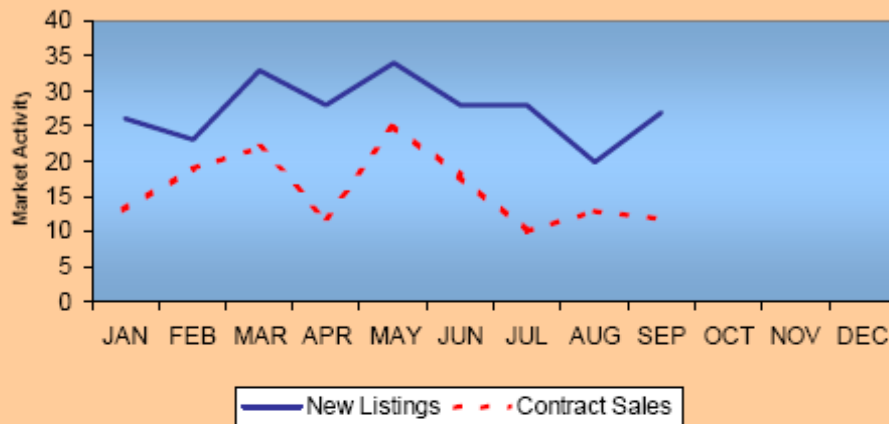
AVERAGE DAYS ON MARKET: 69  
 AVERAGE LISTING PRICE: \$777,070  
 AVERAGE SALE PRICE: \$790,941  
 % SALE PRICE / LIST PRICE: 96%

## MADISON HOMESALE TRENDS December 2005 - December 2006

	Dec. 05	Jan.	Feb.	Mar.	Apr.	May	Jun.
Average Listing Price	\$921,201	\$869,247	\$980,079	\$958,477	\$953,472	\$914,383	\$947,364
Average Sale Price	\$1,145,066	\$776,350	\$870,944	\$703,831	\$785,314	\$824,176	\$775,250
%Sale Price to List Price Ratio	97%	97%	99%	100%	96%	97%	98%
Days on Market	68	65	81	38	103	56	54
# of Active Listings	65	76	75	85	89	102	99

	Jul.	Aug.	Sept.	Oct.	Nov.	Dec. 06
Average Listing Price	\$928,012	\$912,307	\$895,719	\$930,525	\$758,949	\$69
Average Sale Price	\$955,600	\$843,206	\$815,569	\$573,000	\$785,885	\$777,070
%Sale Price to List Price Ratio	97%	99%	96%	97%	97%	96%
Days On Market	47	47	54	63	45	69
# of Active Listing	96	90	98	97	80	64

## MADISON BOROUGH 2006



### MADISON BOROUGH 3rd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	19.7	17.3	22.3	21.3	25.0
<i>Average # Of Sales/Monthly</i>	14.3	13.0	14.0	12.3	11.7
<i>Supply &amp; Demand Ratio</i>	73%	75%	63%	58%	47%
<i>Unsold Inventory</i>	44	43	43	58	66
<i>Projected Absorption (Months)</i>	3	3	3	5	6

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