

MADISON November 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
31 Niles Ave.	\$439,900	\$410,000	46	3	1.1	Colonial
8 Lee Ave.	\$529,000	\$537,500	17	3	1	Colonial
8 Rosemont Ave.	\$535,000	\$525,000	39	3	1.1	Colonial
41 Maple Ave.	\$560,000	\$535,000	112	3	2	Cape Cod, Cottage
49 Wayne Blvd.	\$572,500	\$540,000	55	4	2	Colonial
115 Hempstead Ct.	\$645,000	\$655,000	15	3	2.1	Twnhse-End
24 Fairview Ave.	\$648,900	\$632,000	14	4	2	Cape Cod
198 Windsor Pl.	\$650,000	\$650,000	22	3	2.1	Twnhse-Int
7 Amelia Ct.	\$665,000	\$665,000	10	2	.21	Split Lvl, Twnhse-End
8 Avon Dr.	\$675,000	\$665,000	49	4	2.1	Split Level
161 Green Village Rd.	\$1,199,000	\$1,120,000	60	4	4	Colonial
1 Harwood Dr.	\$1,450,000	\$1,407,000	16	5	4.2	Cape Cod, Colonial
15 Hillside Ave.	\$1,989,000	\$1,875,000	126	7	5.1	Colonial

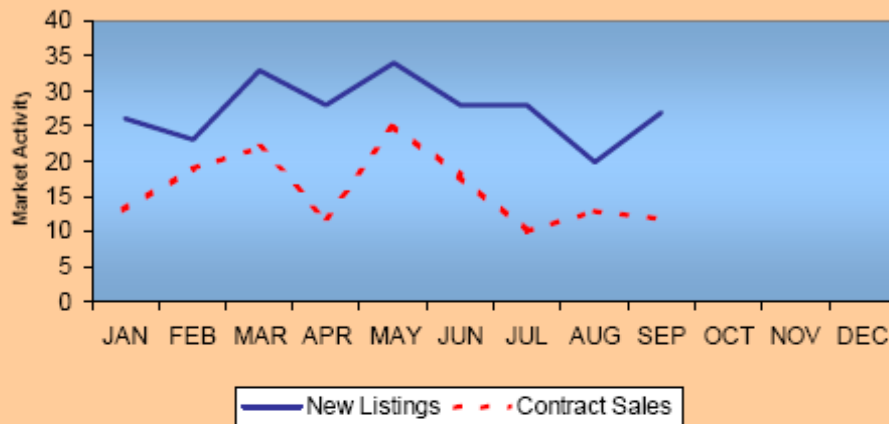
AVERAGE DAYS ON MARKET:	45
AVERAGE LISTING PRICE:	\$758,949
AVERAGE SALE PRICE:	\$785,885
% SALE PRICE / LIST PRICE:	97%

MADISON HOMESALE TRENDS November 2005 - November 2006

	Nov. 05	Dec.	Jan.	Feb.	Mar.	Apr.	May
Average Listing Price	\$929,474	\$921,201	\$869,247	\$980,079	\$958,477	\$953,472	\$914,383
Average Sale Price	\$849,143	\$1,145,066	\$776,350	\$870,944	\$703,831	\$785,314	\$824,176
%Sale Price to List Price Ratio	94%	97%	97%	99%	100%	96%	97%
Days on Market	34	68	65	81	38	103	56
# of Active Listings	77	65	76	75	85	89	102

	Jun.	Jul.	Aug.	Sept.	Oct.	Nov. 06
Average Listing Price	\$947,364	\$928,012	\$912,307	\$895,719	\$930,525	\$758,949
Average Sale Price	\$775,250	\$955,600	\$843,206	\$815,569	\$573,000	\$785,885
%Sale Price to List Price Ratio	98%	97%	99%	96%	97%	97%
Days On Market	54	47	47	54	63	45
# of Active Listing	99	96	90	98	97	80

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 & 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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