

MADISON January 2007 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
7 Burnet Rd.	\$429,900	\$411,000	49	3	2	Colonial
9 Lee Ave.	\$509,000	\$509,000	8	3	1	Cape Cod
72 Derby Ct.	\$555,000	\$540,000	84	3	2.1	Twnhse-Int
2 Locust St.	\$589,000	\$565,000	69	4	2	Colonial, Victorian
80 North St.	\$614,000	\$590,000	69	4	3	Cape Cod, Custom
57 Maple Ave.	\$825,000	\$785,000	60	3	2.2	Colonial
65 Garfield	\$1,249,000	\$1,240,000	6	5	3.1	Split Level
4 Harwood Dr.	\$1,375,000	\$1,250,000	31	4	2.2	Colonial
69 Midwood Terr.	\$5,695,000	\$5,100,000	244	6	7.3	Colonial, Custom

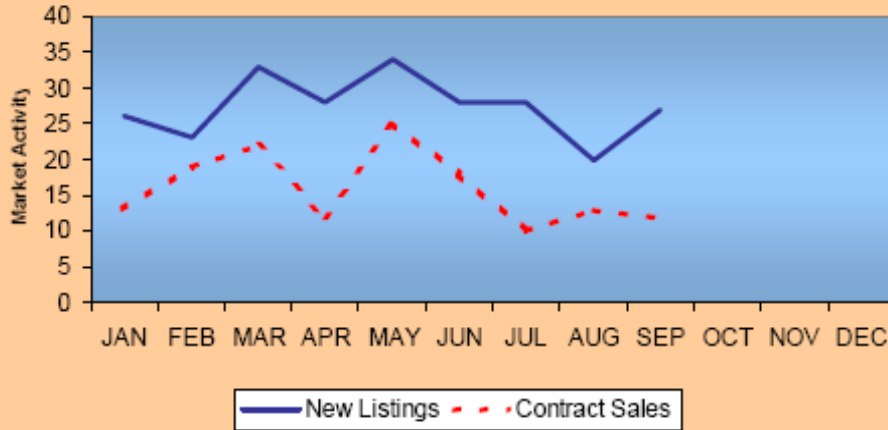
AVERAGE DAYS ON MARKET:	69
AVERAGE LISTING PRICE:	\$769,923
AVERAGE SALE PRICE:	\$1,221,111
% SALE PRICE / LIST PRICE:	93%

MADISON HOMESALE TRENDS January 2006 – January 2007

	Jan. 06	Feb.	Mar.	Apr.	May	Jun.	Jul.
Average Listing Price	\$869,247	\$980,079	\$958,477	\$953,472	\$914,383	\$947,364	\$928,012
Average Sale Price	\$776,350	\$870,944	\$703,831	\$785,314	\$824,176	\$775,250	\$955,600
%Sale Price to List Price Ratio	97%	99%	100%	96%	97%	98%	97%
Days on Market	65	81	38	103	56	54	47
# of Active Listings	76	75	85	89	102	99	96

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 07
Average Listing Price	\$912,307	\$895,719	\$930,525	\$758,949	\$69	\$769,923
Average Sale Price	\$843,206	\$815,569	\$573,000	\$785,885	\$777,070	\$1,221,111
%Sale Price to List Price Ratio	99%	96%	97%	97%	96%	93%
Days On Market	47	54	63	45	69	69
# of Active Listing	90	98	97	80	64	75

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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Susan Adler

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