

MADISON May 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	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
10 Brooklake Rd.	\$525,000	\$399,999	\$395,000	368	4	1.1	Cape Cod
318 Main St.	\$449,900	\$429,000	\$400,000	246	2	2.1	Twnhse-Int
1 Douglas Ave.	\$479,000	\$479,000	\$420,000	34	3	2	Cape Cod
34 Beech Ave.	\$539,900	\$498,000	\$473,000	139	3	2	Cape Cod
17 Canterbury Rd.	\$539,000	\$519,000	\$497,000	46	3	1.1	Split Level
35 Niles Ave.	\$565,000	\$535,000	\$511,500	100	3	1.1	Colonial
1 Treadwell Ave.	\$699,000	\$699,000	\$687,000	7	4	3	Expanded Ranch
13 Kensington	\$724,900	\$724,900	\$702,000	17	4	2	Cape Cod
13 Forest Rd.	\$749,900	\$749,900	\$705,000	17	3	1.1	Colonial
51 Fairwood Rd.	\$859,000	\$859,000	\$890,000	9	4	3.1	Colonial
11 Academy Rd.	\$919,000	\$919,000	\$885,000	56	3	2.2	Colonial
1 Green Hill Rd.	\$1,175,000	\$1,175,000	\$1,300,000	9	5	3.2	Colonial
11 West Ln.	\$1,195,000	\$1,195,000	\$1,260,000	6	4	2.1	Colonial
27 Academy Rd.	\$1,199,000	\$1,199,000	\$1,275,000	14	4	3.1	Colonial
15 Carteret Ct.	\$1,349,000	\$1,349,000	\$1,302,500	22	4	3.1	Colonial
18 Sinclair Terr.	\$2,300,000	\$2,150,000	\$2,000,000	159	5	5.1	Colonial, Custom Hm

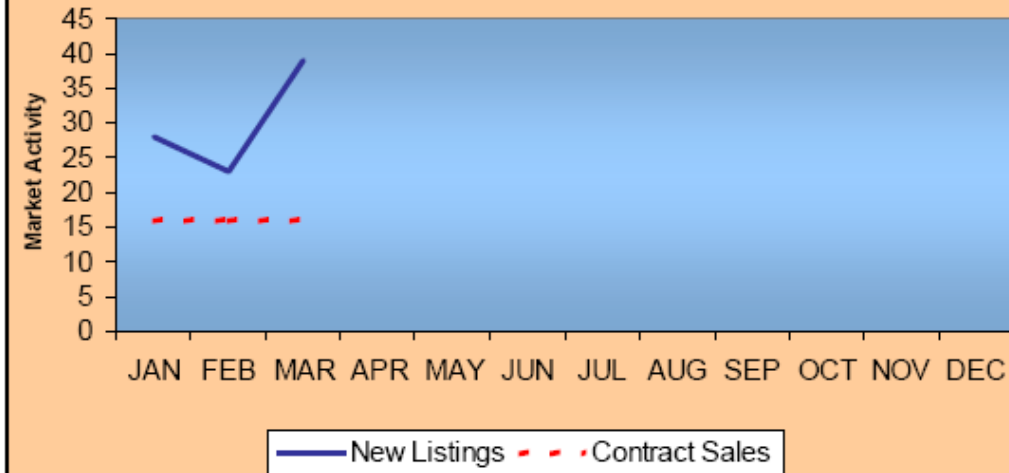
AVERAGE DAYS ON MARKET:	82
AVERAGE LISTING PRICE:	\$927,666
AVERAGE SALE PRICE:	\$866,740
% SALE PRICE / LIST PRICE:	99%

MADISON HOMESALE TRENDS May 2006 – May 2007

	May 06	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$914,383	\$947,364	\$928,012	\$912,307	\$895,719	\$930,525	\$758,949
Average Sale Price	\$824,176	\$775,250	\$955,600	\$843,206	\$815,569	\$573,000	\$785,885
%Sale Price to List Price Ratio	97%	98%	97%	99%	96%	97%	97%
Days on Market	56	54	47	47	54	63	45
# of Active Listings	102	99	96	90	98	97	80

	Dec.	Jan.	Feb.	Mar.	Apr.	May 07
Average Listing Price	\$69	\$769,923	\$877,388	\$886,319	\$872,509	\$927,666
Average Sale Price	\$777,070	\$1,221,111	\$872,000	\$605,786	\$624,912	\$866,740
%Sale Price to List Price Ratio	96%	93%	95%	97%	98%	99%
Days On Market	69	69	62	61	54	82
# of Active Listing	64	75	78	97	104	114

MADISON BOROUGH 2007



MADISON BOROUGH 1st Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	12.7	22.7	20.0	27.3	30.0
<i>Average # Of Sales/Monthly</i>	6.7	13.7	10.3	18.0	16.0
<i>Supply & Demand Ratio</i>	53%	60%	52%	66%	53%
<i>Unsold Inventory</i>	40	32	38	67	73
<i>Projected Absorption (Months)</i>	6	2	4	7	5



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