

MADISON November 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
12 Douglas Ave.	\$495,000	\$495,000	\$467,500	35	2	1.1	Ranch
62 Shunpike Rd.	\$545,000	\$514,900	\$560,000	167	3	2	Cape Cod
23 Buckingham Dr.	\$549,900	\$529,900	\$515,000	167	3	2	Ranch
7 Court Pl.	\$580,000	\$549,900	\$545,900	47	3	1.1	Cape Cod
19 Pine Ave.	\$698,000	\$648,000	\$590,000	170	5	2	Colonial
4 Knollwood Ave.	\$779,000	\$719,000	\$690,000	200	3	1.1	Colonial
18 Lewis Dr.	\$749,000	\$749,000	\$719,000	47	4	2.1	Colonial
15 Bardon St.	\$799,900	\$799,900	\$770,000	57	3	2.1	Colonial, Tudor
14 Noe Ave.	\$995,000	\$899,000	\$840,000	149	4	2.1	Colonial
132 Green Village Rd	\$1,645,000	\$1,495,000	\$1,480,000	88	4	3	Colonial
2 Independence Ct.	\$1,850,000	\$1,599,000	\$1,525,000	194	5	4.2	Colonial
66 Noe Ave.	\$2,100,000	\$1,780,000	\$1,770,000	56	4	4.1	Colonial

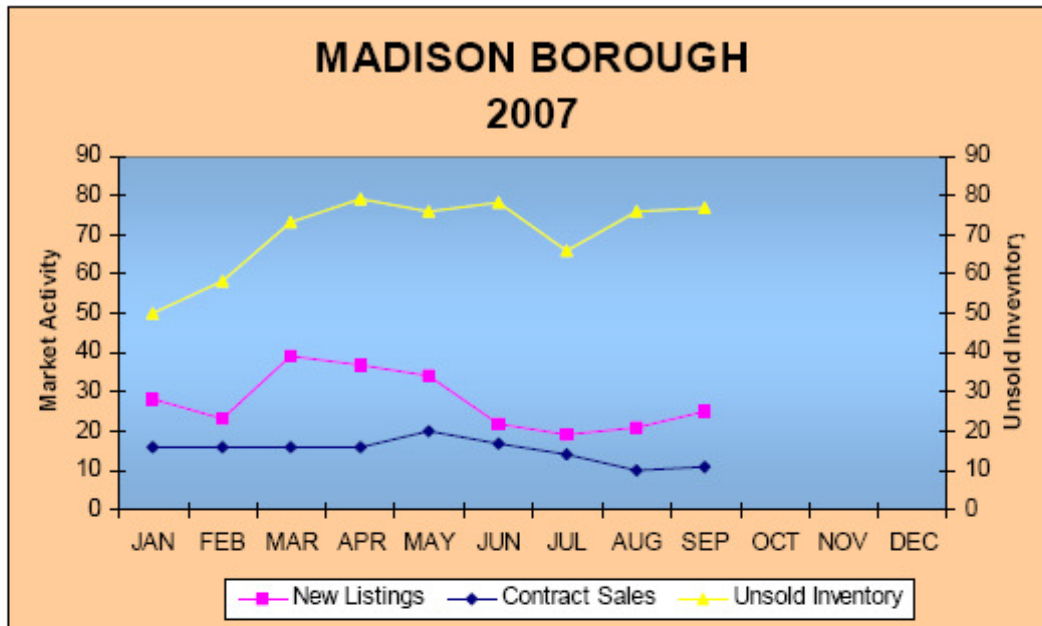
AVERAGE DAYS ON MARKET: 107
 AVERAGE LISTING PRICE: \$855,182
 AVERAGE SALE PRICE: \$817,491
 % SALE PRICE / LIST PRICE: 97%

MADISON HOMESALE TRENDS November 2006 – November 2007

	Nov. 06	Dec.	Jan.	Feb.	Mar.	Apr.	May
Average Listing Price	\$758,949	\$69	\$769,923	\$877,388	\$886,319	\$872,509	\$927,666
Average Sale Price	\$785,885	\$777,070	\$1,221,111	\$872,000	\$605,786	\$624,912	\$866,740
%Sale Price to List Price Ratio	97%	96%	93%	95%	97%	98%	99%
Days on Market	45	69	69	62	61	54	82
# of Active Listings	80	64	75	78	97	104	114
# of Closed Listings	16	17	11	11	9	18	18

	Jun.	Jul.	Aug.	Sept	Oct.	Nov. 07
Average Listing Price	\$899,928	\$888,984	\$875,928	\$809,280	\$777,945	\$855,182
Average Sale Price	\$807,850	\$877,547	\$846,308	\$846,075	\$701,114	\$817,491
%Sale Price to List Price Ratio	97%	98%	97%	100%	95%	97%
Days On Market	51	56	42	68	68	107
# of Active Listings	107	100	94	98	97	83
# of Closed Listings	20	20	13	12	9	11

Nov. 07	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$387,000	\$0	\$0	\$0	0	0%
2	\$474,475	\$0	\$0	\$467,500	35	94%
3	\$636,997	\$663,971	\$649,760	\$616,180	105	99%
4	\$905,106	\$787,543	\$714,933	\$1,109,667	84	97%
5	\$1,806,800	\$1,906,667	\$0	\$1,057,500	182	94%
TOWN	\$855,182	\$934,153	\$674,200	\$817,491	107	97%



MADISON BOROUGH 3rd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	17.3	22.3	21.3	25.0	21.7
<i>Average # Of Sales/Monthly</i>	13.0	14.0	12.3	11.7	11.7
<i>Supply & Demand Ratio</i>	75%	63%	58%	47%	54%
<i>Unsold Inventory</i>	43	43	58	66	77
<i>Projected Absorption (Months)</i>	3	3	5	6	7



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