

MADISON October 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.

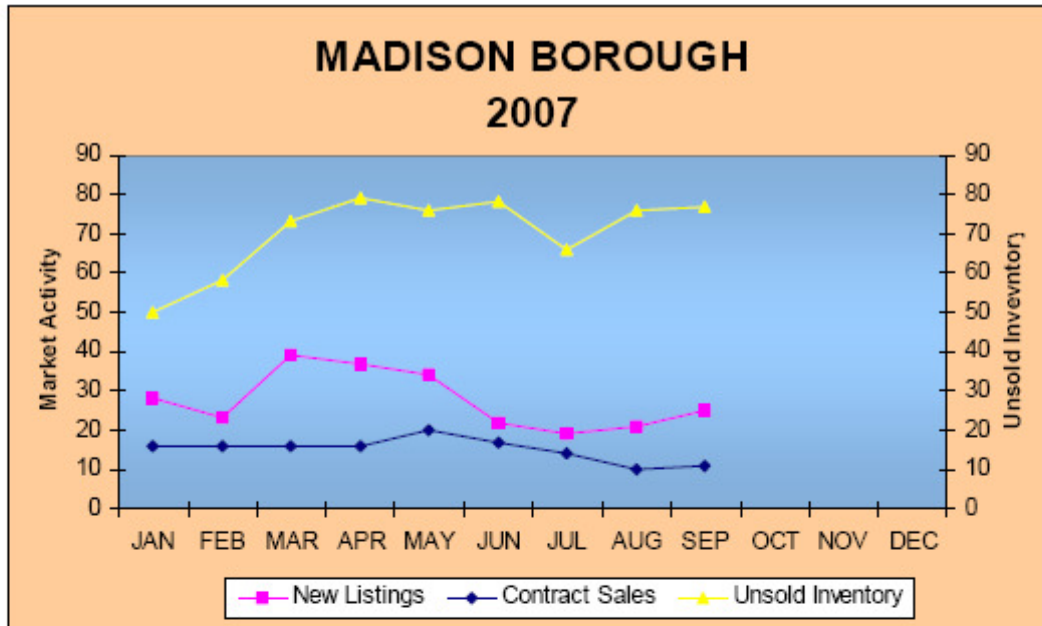
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
14 Kensington Rd.	\$550,000	\$469,000	\$420,000	126	4	1	Cape Cod
263 Kings Rd.	\$485,000	\$485,000	\$415,000	3	3	1	Colonial
13 Madison Ave.	\$625,000	\$550,000	\$517,500	68	4	2	Colonial
175 Greenwood Ave.	\$619,000	\$619,000	\$603,525	25	4	2.1	Colonial
38 Pine Ave.	\$725,000	\$699,000	\$665,000	143	4	2.1	Colonial
33 Station Rd.	\$899,000	\$899,000	\$889,000	38	4	2.1	Colonial
30 Anthony Dr.	\$899,900	\$899,900	\$880,000	36	4	2.1	Colonial
67 Madison Ave.	\$1,249,000	\$999,000	\$930,000	163	6	3.1	Victorian
31 Station Rd.	\$999,000	\$999,000	\$990,000	10	4	2.1	Colonial

AVERAGE DAYS ON MARKET: 68
 AVERAGE LISTING PRICE: \$777,945
 AVERAGE SALE PRICE: \$701,114
 % SALE PRICE / LIST PRICE: 95%

MADISON HOMESALE TRENDS October 2006 – October 2007

	Oct. 06	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Average Listing Price	\$930,525	\$758,949	\$69	\$769,923	\$877,388	\$886,319	\$872,509
Average Sale Price	\$573,000	\$785,885	\$777,070	\$1,221,111	\$872,000	\$605,786	\$624,912
%Sale Price to List Price Ratio	97%	97%	96%	93%	95%	97%	98%
Days on Market	63	45	69	69	62	61	54
# of Active Listings	97	80	64	75	78	97	104
# of Closed Listings	6	16	17	11	11	9	18

	May	Jun.	Jul.	Aug.	Sept	Oct. 07
Average Listing Price	\$927,666	\$899,928	\$888,984	\$875,928	\$809,280	\$777,945
Average Sale Price	\$866,740	\$807,850	\$877,547	\$846,308	\$846,075	\$701,114
%Sale Price to List Price Ratio	99%	97%	98%	97%	100%	95%
Days On Market	82	51	56	42	68	68
# of Active Listings	114	107	100	94	98	97
# of Closed Listings	18	20	20	13	12	9



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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