

MADISON September 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.

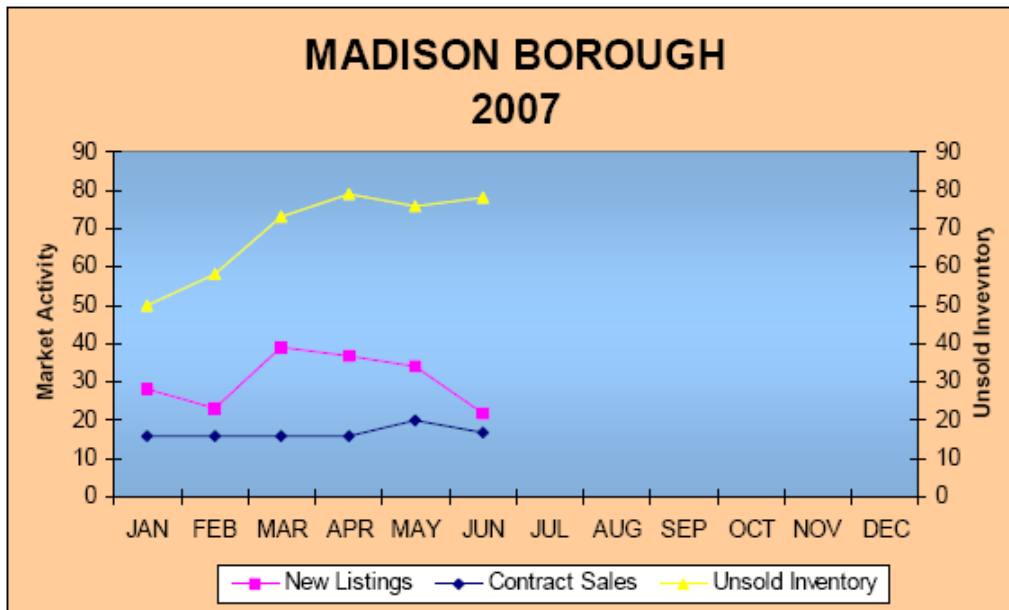
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
318 Main St. #21	\$484,500	\$479,000	\$460,000	104	2	1.1	Twnhse-Int
27 Sherwood Ave.	\$599,000	\$539,900	\$529,900	97	3	2	Cape Cod, Colonial
52 Shadylawn Dr.	\$567,500	\$539,900	\$520,000	24	3	2.1	Colonial, Split Level
243 Kings Rd.	\$575,000	\$540,000	\$537,000	86	4	2	Cape Cod
34 Albright Cir.	\$634,900	\$560,900	\$565,000	112	3	2.1	Ranch
3 Durwood Pl.	\$569,900	\$569,900	\$557,000	36	3	2.1	Colonial
14 Avon Dr.	\$582,000	\$582,000	\$555,000	56	3	1.2	Split Level
28 Beech Ave.	\$625,000	\$595,000	\$595,000	64	3	1.1	Colonial
80 North St.	\$599,900	\$599,900	\$587,000	26	4	3	Cape Cod
16 Rose Ave.	\$695,000	\$645,000	\$608,000	131	4	2	Cape Cod
7 Amelia Ct.	\$689,900	\$649,900	\$650,000	139	2	2.1	Develpmt Hm, Twnhse-End
12 N. Oak Ct.	\$652,500	\$652,500	\$635,000	58	3	2	Victorian
8 Forest Rd.	\$949,000	\$949,000	\$949,000	3	5	2.1	Colonial
1 Independence Ct.	\$1,549,000	\$1,499,000	\$1,435,000	99	5	5.1	Colonial
44 Crescent Rd.	\$2,500,000	\$2,500,000	\$2,635,000	18	4	3.1	Colonial

AVERAGE DAYS ON MARKET: 68
 AVERAGE LISTING PRICE: \$809,280
 AVERAGE SALE PRICE: \$846,075
 % SALE PRICE / LIST PRICE: 100 %

MADISON HOMESALE TRENDS September 2006 – September 2007

	Sep. 06	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Average Listing Price	\$895,719	\$930,525	\$758,949	\$69	\$769,923	\$877,388	\$886,319
Average Sale Price	\$815,569	\$573,000	\$785,885	\$777,070	\$1,221,111	\$872,000	\$605,786
%Sale Price to List Price Ratio	96%	97%	97%	96%	93%	95%	97%
Days on Market	54	63	45	69	69	62	61
# of Active Listings	98	97	80	64	75	78	97
# of Closed Listings	14	6	16	17	11	11	9

	Apr.	May	Jun.	Jul.	Aug.	Sep. 07
Average Listing Price	\$872,509	\$927,666	\$899,928	\$888,984	\$875,928	\$809,280
Average Sale Price	\$624,912	\$866,740	\$807,850	\$877,547	\$846,308	\$846,075
%Sale Price to List Price Ratio	98%	99%	97%	98%	97%	100%
Days On Market	54	82	51	56	42	68
# of Active Listings	104	114	107	100	94	98
# of Closed Listings	18	18	20	20	13	12



MADISON BOROUGH 2nd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	25.7	23.0	25.7	30.0	31.0
<i>Average # Of Sales/Monthly</i>	17.3	18.0	18.3	18.3	17.7
<i>Supply & Demand Ratio</i>	68%	78%	71%	61%	57%
<i>Unsold Inventory</i>	33	42	48	62	78
<i>Projected Absorption (Months)</i>	2	2	3	3	4



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