

MADISON April 2008 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
16 Kinney	459,000	459,000	451,500	0	2	1.1	Colonial
22 Crestwood Drive	499,900	459,900	448,000	175	3	2	Ranch
31 Kensington Road	529,900	499,000	487,500	45	4	2	CapeCod
99 Park Avenue	565,000	549,900	559,000	95	3	3.1	Colonial
99 Park Avenue	570,000	570,000	559,000	35	3	3.1	Colonial
9 Hillview Avenue	579,000	579,000	589,000	11	4	2	Colonial
184 Windsor Place	579,900	579,900	568,500	35	3	3.1	TwnIntUn
14 Ashland Rd.	587,500	587,500	570,000	51	4	2.1	SplitLev
19 Avon Dr.	599,000	599,000	575,000	44	4	2	RanchRas,Bi-Level
23 Shadylawn Dr.	649,000	649,000	615,000	160	4	2	Colonial
150 Loantaka Way	739,000	720,000	695,000	36	3	2.1	Colonial
55 Crestview Ave.	829,000	829,000	820,000	16	3	2.1	SplitLev
18 Stafford Dr.	995,000	995,000	915,000	14	4	2.1	Colonial
408 Woodland Rd.	1,279,900	1,279,900	1,175,000	34	4	3.1	Colonial,Custom
18 Noe Ave	1,575,000	1,575,000	1,475,000	70	5	2.1	Custom

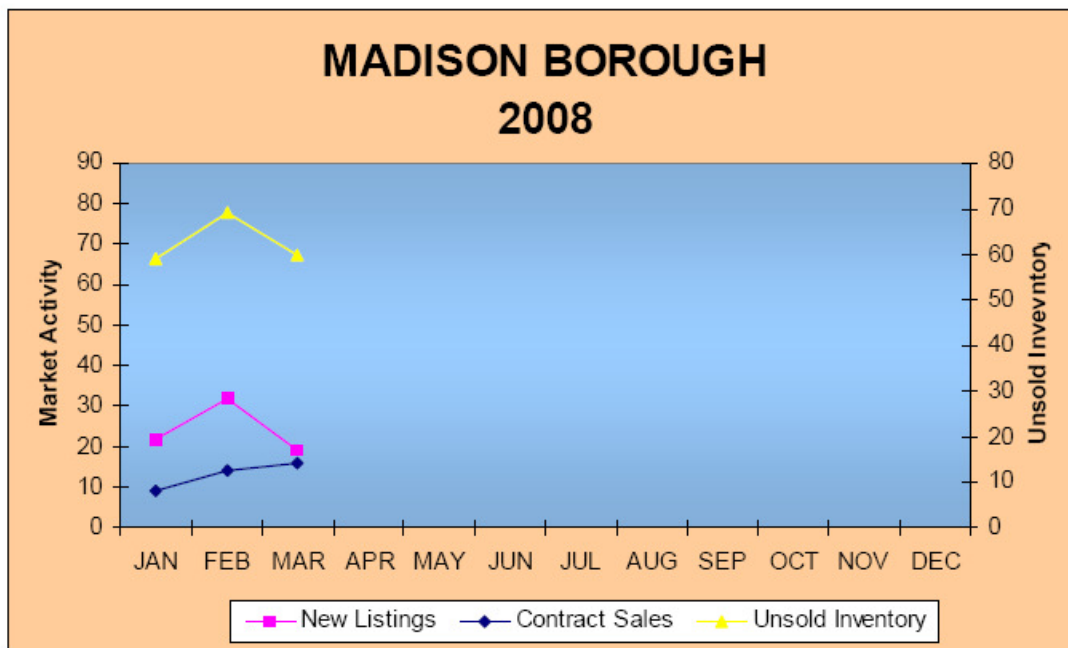
AVERAGE DAYS ON MARKET: 44
 AVERAGE LISTING PRICE: \$909,280
 AVERAGE SALE PRICE: \$659,962
 % SALE PRICE / LIST PRICE: 96%

MADISON HOME SALE TRENDS April 2007 – April 2008

	Apr.	May	Jun.	Jul.	Aug.	Sept
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

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April 08
Average Listing Price	\$777,945	\$855,182	\$859,990	\$853,579	\$833,462	\$842,302	\$909,983
Average Sale Price	\$701,114	\$817,491	\$666,643	\$1,106,980	\$547,500	\$641,414	\$659,962
%Sale Price to List Price Ratio	95%	97%	98%	93%	94%	94%	96%
Days On Market	68	107	31	72	100	65	44
# of Active Listings	97	83	71	76	87	83	91
# of Closed Listings	9	11	31	5	3	7	15

April 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$334,667	\$0	\$0	\$0	0	0%
2	\$553,600	\$584,400	\$0	\$451,500	0	98%
3	\$573,915	\$532,386	\$566,957	\$640,300	43	99%
4	\$879,177	\$924,050	\$793,929	\$703,786	51	95%
5	\$1,877,733	\$2,065,250	\$1,827,500	\$0	0	0%
TOWN	\$909,983	\$1,080,373	\$935,344	\$659,962	44	96%



MADISON BOROUGH 1st Quarter At-A-Glance

	2004	2005	2006	2007	2008
<i>Average # Of Offerings/Monthly</i>	22.7	20.0	27.3	30.0	24.3
<i>Average # Of Sales/Monthly</i>	13.7	10.3	18.0	16.0	13.0
<i>Supply & Demand Ratio</i>	60%	52%	66%	53%	53%
<i>Unsold Inventory</i>	32	38	67	73	60
<i>Projected Absorption (Months)</i>	2	4	7	5	5



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