

## MADISON May 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
21 Rosemont Ave	\$450,000	\$450,000	\$425,000	65	3	1.1	Colonial
33 Niles Ave.	\$486,500	\$465,000	\$430,000	65	3	2	Colonial
73 Derby Crt	\$585,000	\$549,000	\$512,500	241	3	2.1	TwnIntUn
26 Kensington Road	\$609,000	\$589,000	\$565,000	63	4	2.1	CapeCod
25 Longview Avenue	\$729,000	\$649,000	\$625,000	175	4	2	CapeCod
150 Central	\$649,900	\$649,900	\$635,000	0	3	1.1	Tudor
39 Maple Ave	\$829,000	\$829,000	\$806,000	30	4	3	Custom
42 Valley Road	\$859,000	\$859,000	\$862,000	17	4	2.2	Colonial
15 Hoyt St.	\$875,000	\$875,000	\$859,000	20	6	2.1	Tudor
18 Kensington Road	\$1,199,000	\$1,199,000	\$1,140,000	37	4	3.1	Colonial

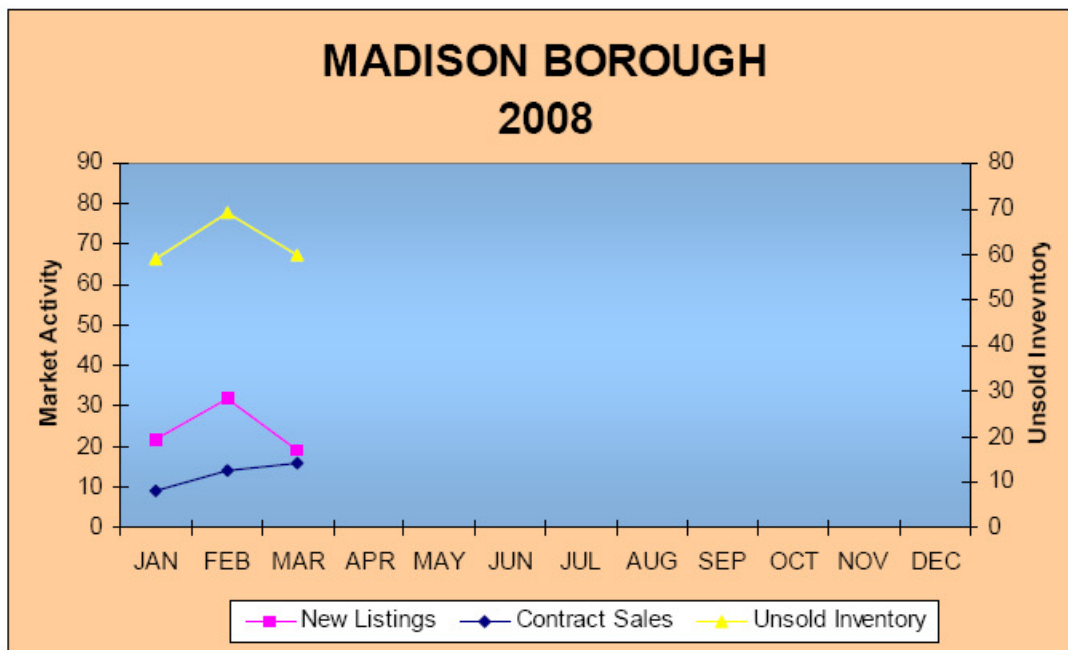
AVERAGE DAYS ON MARKET: 71  
 AVERAGE LISTING PRICE: \$862,782  
 AVERAGE SALE PRICE: \$685,950  
 % SALE PRICE / LIST PRICE: 96%

## MADISON HOME SALE TRENDS May 2007 – May 2008

	May 2007	Jun.	Jul.	Aug.	Sept	Oct.
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

	Nov.	Dec.	Jan.	Feb.	Mar.	April	May 2008
Average Listing Price	\$855,182	\$859,990	\$853,579	\$833,462	\$842,302	\$909,983	\$862,782
Average Sale Price	\$817,491	\$666,643	\$1,106,980	\$547,500	\$641,414	\$659,962	\$685,950
%Sale Price to List Price Ratio	97%	98%	93%	94%	94%	96%	96%
Days On Market	107	31	72	100	65	44	71
# of Active Listings	83	71	76	87	83	91	91
# of Closed Listings	11	31	5	3	7	15	10

May 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	\$550,664	\$0	\$0	\$0	0	0%
3	\$563,306	\$573,021	\$610,843	\$500,625	93	95%
4	\$839,662	\$828,113	\$726,780	\$799,600	64	97%
5	\$1,727,719	\$1,341,714	\$1,727,000	\$859,000	20	98%
TOWN	\$862,782	\$828,938	\$811,700	\$685,950	71	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 &amp; 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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**Susan Adler**  
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