

MADISON November 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
1 Lee Ave	\$489,000	\$489,000	\$540,000	12	3	1	Colonial
250 Plymouth Crt	\$499,000	\$499,000	\$490,000	22	2	2.1	TwnIntUn
23 Surrey Lane	\$536,000	\$518,000	\$494,000	78	3	2	SplitLev
301 Kings Rd	\$689,000	\$624,900	\$620,000	63	4	2.1	Bi-Level
11 Roscoe Ave.	\$750,000	\$750,000	\$730,000	42	3	3.1	Colonial
49 East Lane	\$1,575,000	\$1,424,900	\$1,257,000	149	5	3.1	Colonial,Custom

AVERAGE DAYS ON MARKET: 112
 AVERAGE LISTING PRICE: \$1,052,937
 AVERAGE SALE PRICE: \$685,000
 % SALE PRICE / LIST PRICE: 95%

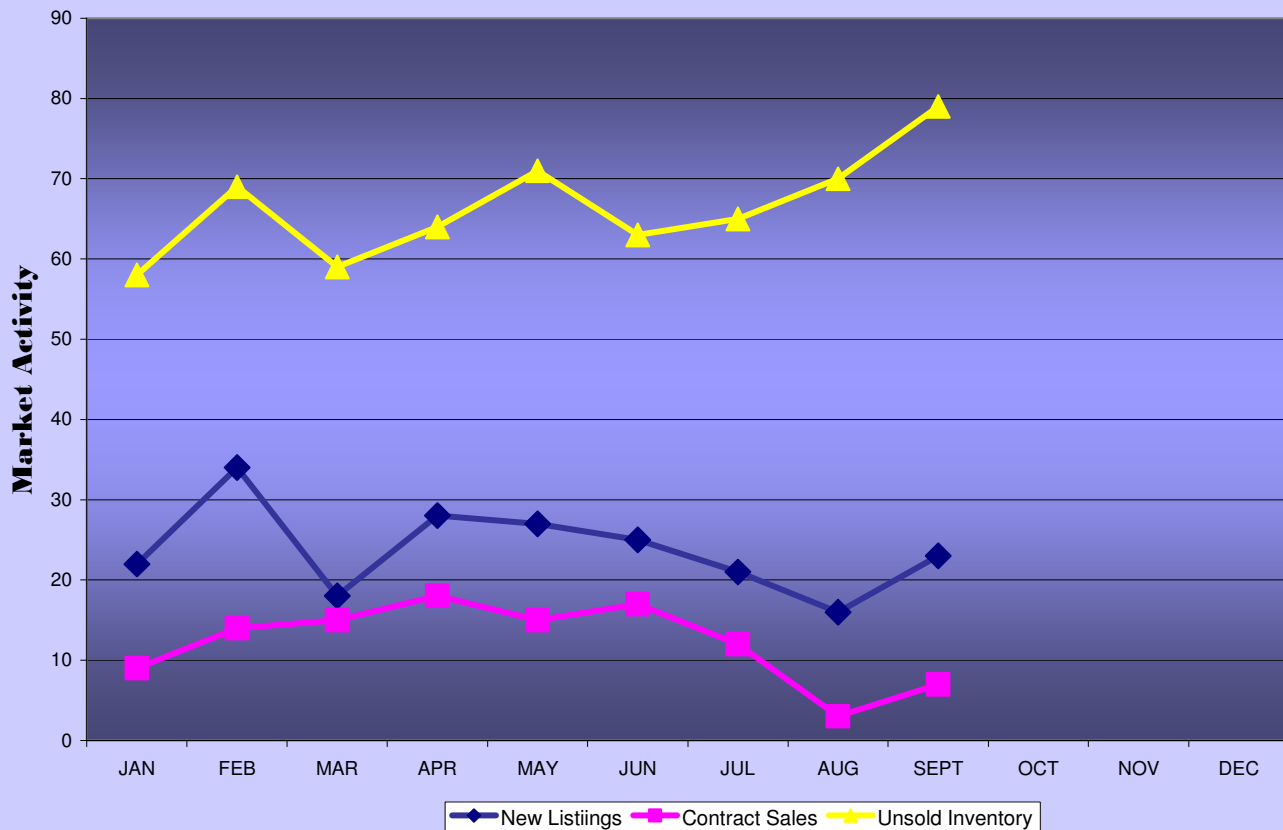
MADISON HOME SALE TRENDS November 2007 – November 2008

	Nov. 2007	Dec.	Jan.	Feb.	Mar.	April	May
Ave List Price	\$855,182	\$859,990	\$853,579	\$833,462	\$842,302	\$909,983	\$862,782
Ave Sale Price	\$817,491	\$666,643	\$1,106,980	\$547,500	\$641,414	\$659,962	\$685,950
%Sale- List Price Ratio	97%	98%	93%	94%	94%	96%	96%
Days on Market	107	31	72	100	65	44	71
#Active Listings	83	71	76	87	83	91	91
#Closed Listings	11	31	5	3	7	15	10

	June	July	Aug	Sept.	Oct.	Nov.2008
Ave List Price	\$909,446	\$920,165	\$619,577	\$942,410	\$982,208	\$1,052,937
Ave Sale Price	\$846,324	\$814,818	\$953,105	\$683,364	\$728,200	\$685,000
%Sale List Price Ratio	96%	95%	94%	97%	96%	95%
Days On Market	49	62	57	40	69	112
#Active Listings	93	91	79	87	104	93
#Closed Listings	24	11	18	3	6	6

Nov 08	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$325,000	\$325,000	\$0	\$0	0	0%
2	\$425,386	\$415,000	\$0	\$0	0	0%
3	\$545,841	\$0	\$627,500	\$520,000	200	95%
4	\$741,909	\$518,000	\$577,780	\$850,000	24	95%
5	\$1,937,630	\$2,074,400	\$0	\$0	0	0%
TOWN	\$1,052,937	\$1,266,600	\$591,986	\$685,000	112	95%

MADISON 2008



Susan Adler
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