

MADISON October 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: 69
 AVERAGE LISTING PRICE: \$982,208
 AVERAGE SALE PRICE: \$728,200
 % SALE PRICE / LIST PRICE: 96%

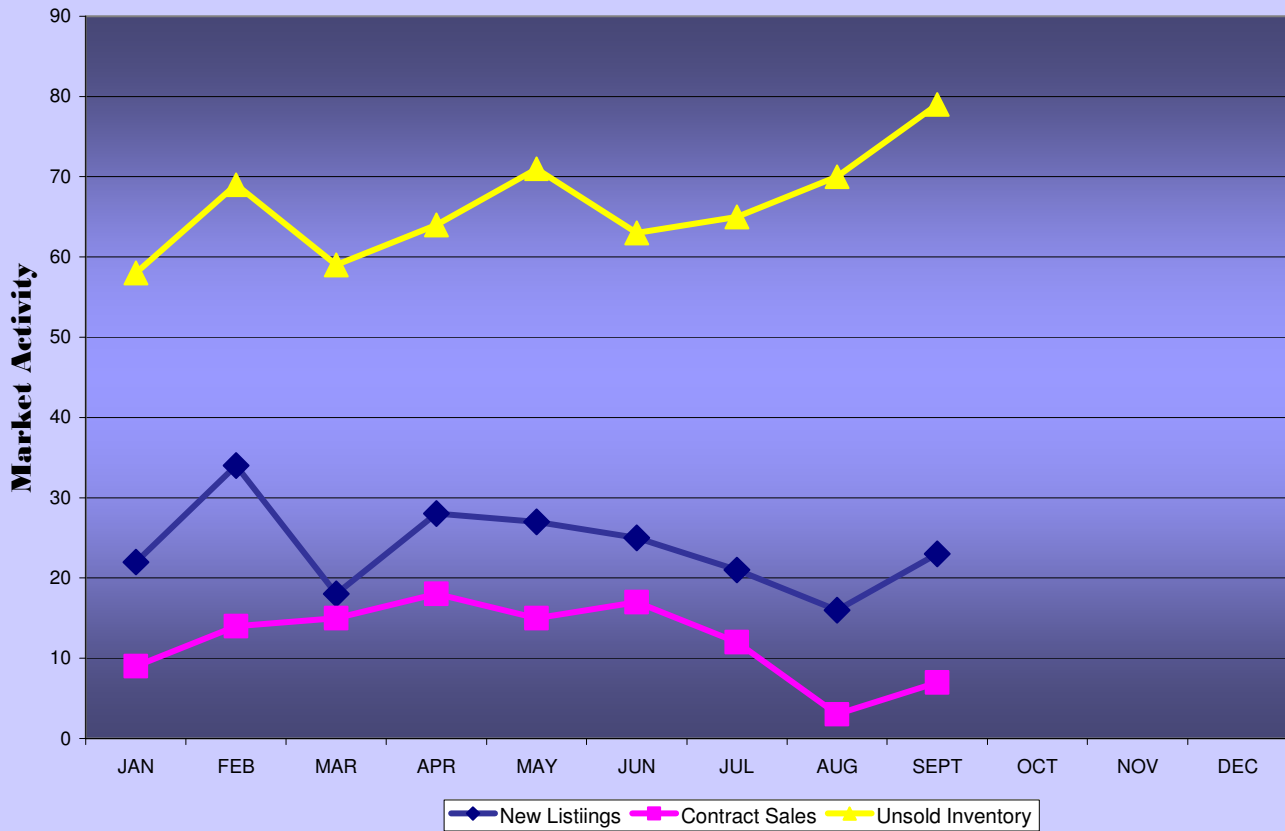
MADISON HOME SALE TRENDS October 2007 – October 2008

	Oct. 2007	Nov.	Dec.	Jan.	Feb.	Mar.	April
Ave List Price	\$777,945	\$855,182	\$859,990	\$853,579	\$833,462	\$842,302	\$909,983
Ave Sale Price	\$701,114	\$817,491	\$666,643	\$1,106,980	\$547,500	\$641,414	\$659,962
%Sale- List Price Ratio	95%	97%	98%	93%	94%	94%	96%
Days on Market	68	107	31	72	100	65	44
#Active Listings	97	83	71	76	87	83	91
#Closed Listings	9	11	31	5	3	7	15

	May	June	July	Aug	Sept.	Oct. 2008
Ave List Price	\$862,782	\$909,446	\$920,165	\$619,577	\$942,410	\$982,208
Ave Sale Price	\$685,950	\$846,324	\$814,818	\$953,105	\$683,364	\$728,200
%Sale List Price Ratio	96%	96%	95%	94%	97%	96%
Days On Market	71	49	62	57	40	69
#Active Listings	91	93	91	79	87	104
#Closed Listings	10	24	11	18	3	6

Oct 08	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$361,667	\$0	\$380,000	\$0	0	0%
2	\$447,228	\$469,000	\$482,000	\$0	0	0%
3	\$544,868	\$578,744	\$533,980	\$588,000	44	100%
4	\$759,874	\$696,044	\$609,000	\$620,000	63	99%
5	\$1,903,024	\$1,950,125	\$1,299,950	\$1,257,000	149	88%
TOWN	\$982,208	\$1,000,432	\$652,650	\$728,200	69	96%

MADISON 2008



Susan Adler
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