

MADISON April 2009 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
191 Ridgedale Drive	\$459,900	\$429,900	\$405,000	81	3	2	Ranch
40 Hamilton St	\$439,000	\$439,000	\$460,000	6	3	1	CapeCod
56 Shadylawn Dr	\$510,000	\$489,999	\$484,000	86	3	2	CapeCod
8 Lee Ave	\$499,000	\$499,000	\$520,000	28	3	1	Colonial
18 Stonehedge Ln	\$569,900	\$549,900	\$521,000	107	4	2.1	SplitLev
21 Ardsleigh Drive	\$615,000	\$615,000	\$615,000	9	4	2	CapeCod
41 Broadview Ave	\$842,000	\$842,000	\$780,000	28	3	2.1	SplitLev
2 Harwood Dr	\$1,425,000	\$1,299,999	\$1,200,000	63	5	4.1	Colonial
2 Ferndale Rd	\$1,600,000	\$1,425,000	\$1,200,000	176	4	3.1	Colonial

AVERAGE DAYS ON MARKET:63 AVERAGE LISTING PRICE: \$976,762
 AVERAGE SALE PRICE: \$722,500 % SALE PRICE / LIST PRICE:94%

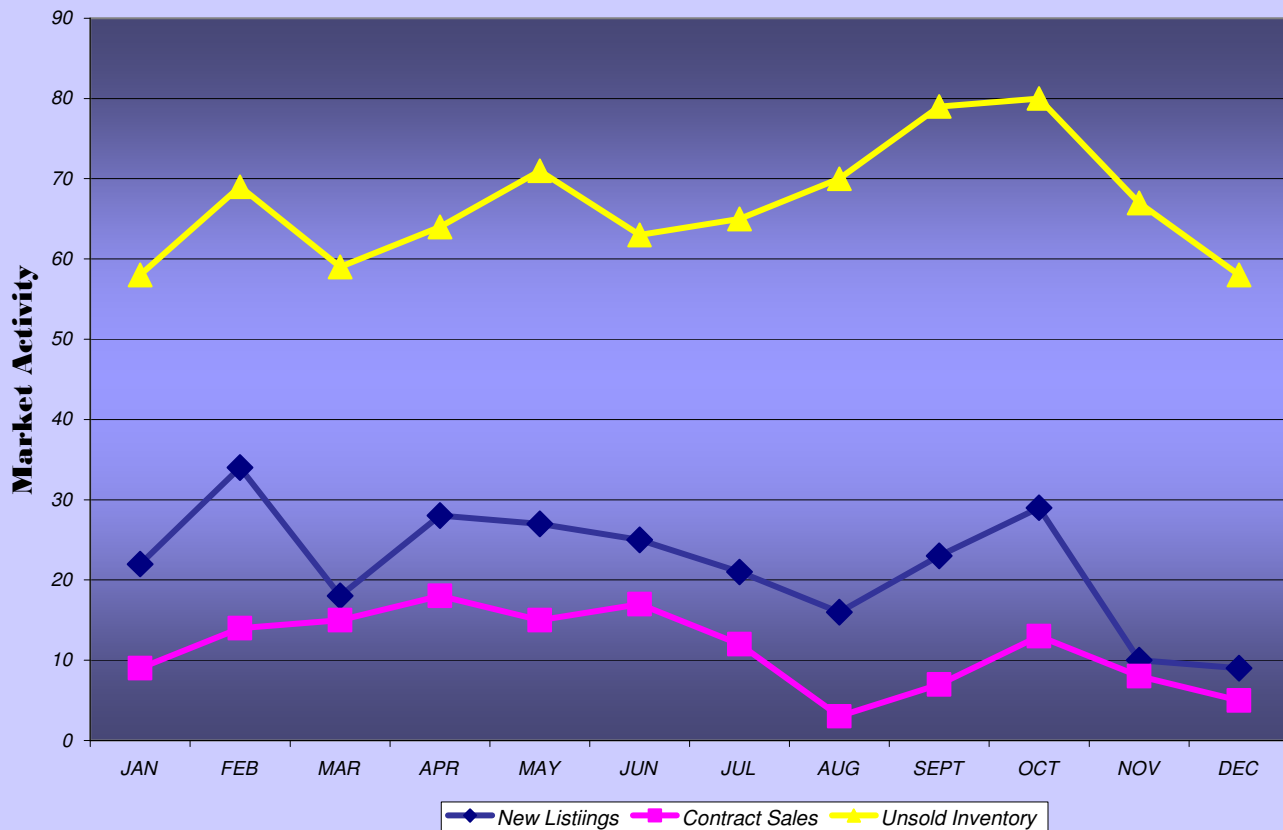
MADISON HOME SALE TRENDS April 2008 thru April 2009

	April 2008	May	June	July	Aug	Sept.	Oct.
Ave List Price	\$909,983	\$862,782	\$909,446	\$920,165	\$619,577	\$942,410	\$982,208
Ave Sale Price	\$659,962	\$685,950	\$846,324	\$814,818	\$953,105	\$683,364	\$728,200
%Sale- List Price Ratio	96%	96%	96%	95%	94%	97%	96%
Days on Market	44	71	49	62	57	40	69
#Active Listings	91	91	93	91	79	87	104
#Closed Listings	15	10	24	11	18	3	6

	Nov.	Dec.	Jan.	Feb.	Mar.	April 2009
Ave List Price	\$1,052,937	\$1,007,278	\$1,006,708	\$1,022,996	\$1,051,238	\$976,762
Ave Sale Price	\$685,000	\$556,454	\$537,857	\$848,167	\$559,967	\$722,500
%Sale List Price Ratio	95%	96%	96%	90%	96%	94%
Days On Market	112	53	70	130	85	63
#Active Listings	93	78	76	91	101	122
#Closed Listings	6	11	8	3	9	9

April 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$367,180	\$357,000	\$379,000	\$0	0	0%
2	\$442,978	\$435,000	\$384,950	\$0	0	0%
3	\$515,714	\$521,965	\$482,389	\$561,000	37	99%
4	\$808,513	\$644,292	\$735,688	\$778,667	97	90%
5	\$1,716,010	\$1,183,812	\$1,365,667	\$1,200,000	63	92%
TOWN	\$976,762	\$702,056	\$849,589	\$722,500	63	94%

MADISON 2008



Susan Adler
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