

MADISON January 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
58 Brooklake Road	\$499,000	\$459,000	\$440,000	86	3	2	Colonial
99 GREENWICH CT	\$479,000	\$479,000	\$465,000	23	2	2.1	TwIntUn
26 Buckingham Drive	\$529,900	\$529,900	\$500,000	58	3	2	SplitLev
66 SHADYLAWN DR	\$580,000	\$580,000	\$545,000	107	3	2	CapeCod
49 MAPLE AVE	\$650,000	\$595,000	\$562,500	142	4	2.1	Colonial
20 Lorraine Road	\$599,900	\$599,900	\$575,000	22	4	3	Colonial
80 FAIRFAX CT	\$639,000	\$639,000	\$578,000	27	3	2.1	TwEndUn
4 Wilson Lane	\$727,500	\$697,500	\$677,500	51	4	3.1	SplitLev

AVERAGE DAYS ON MARKET: 70
 AVERAGE LISTING PRICE: \$1,006,708
 AVERAGE SALE PRICE: \$537,857
 % SALE PRICE / LIST PRICE: 96%

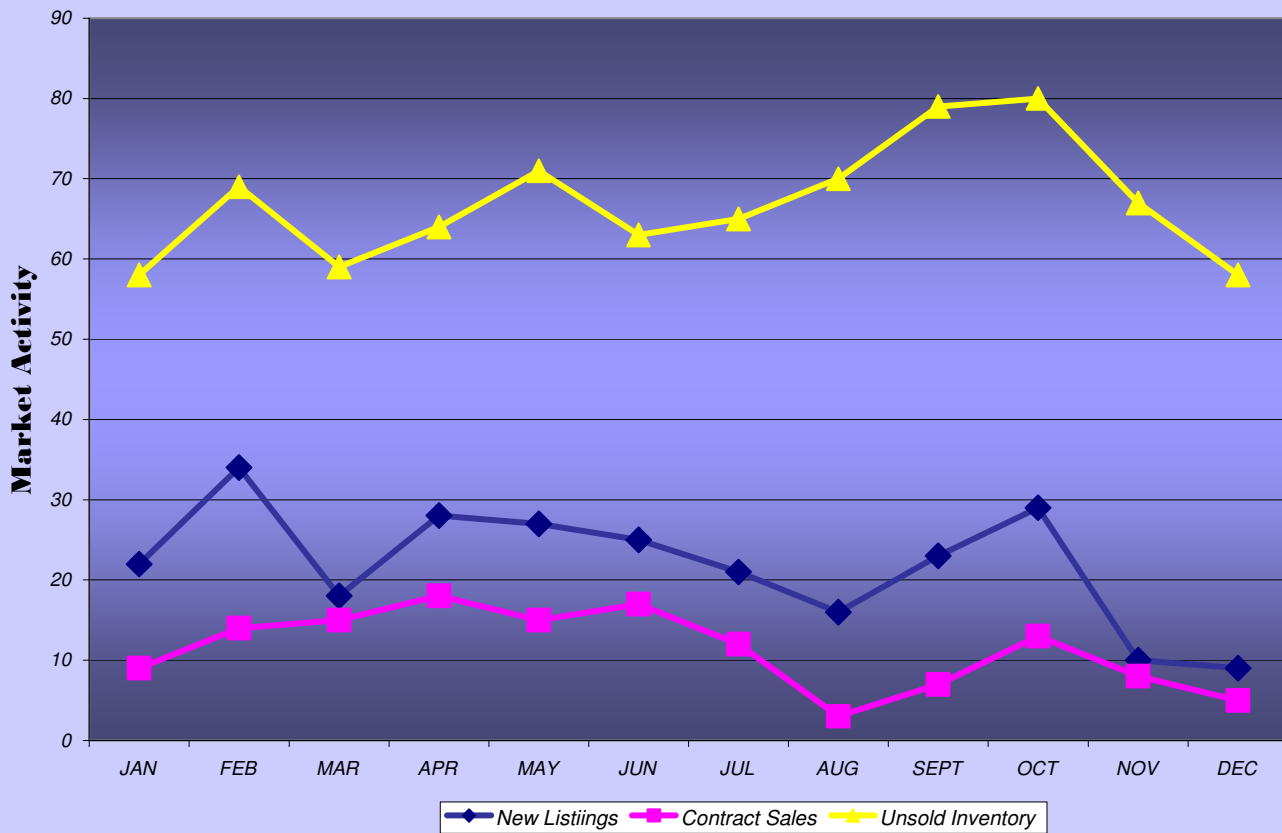
MADISON HOME SALE TRENDS January 2008 thru January 2009

	Jan. 2008	Feb.	Mar.	April	May	June	July
Ave List Price	\$853,579	\$833,462	\$842,302	\$909,983	\$862,782	\$909,446	\$920,165
Ave Sale Price	\$1,106,980	\$547,500	\$641,414	\$659,962	\$685,950	\$846,324	\$814,818
%Sale- List Price Ratio	93%	94%	94%	96%	96%	96%	95%
Days on Market	72	100	65	44	71	49	62
#Active Listings	76	87	83	91	91	93	91
#Closed Listings	5	3	7	15	10	24	11

	Aug	Sept.	Oct.	Nov.	Dec.	Jan.2009
Ave List Price	\$619,577	\$942,410	\$982,208	\$1,052,937	\$1,007,278	\$1,006,708
Ave Sale Price	\$953,105	\$683,364	\$728,200	\$685,000	\$556,454	\$537,857
%Sale List Price Ratio	94%	97%	96%	95%	96%	96%
Days On Market	57	40	69	112	53	70
#Active Listings	79	87	104	93	78	76
#Closed Listings	18	3	6	6	11	8

Jan 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$362,450	\$399,900	\$0	\$0	0	0%
2	\$449,150	\$514,600	\$449,000	\$465,000	23	97%
3	\$547,895	\$584,650	\$439,000	\$495,000	84	95%
4	\$748,117	\$849,000	\$749,200	\$605,000	72	96%
5	\$1,857,292	\$1,724,000	\$1,099,000	\$0	0	0%
TOWN	\$1,006,708	\$763,107	\$684,050	\$537,857	70	96%

MADISON 2008



Susan Adler
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