

## MADISON July 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
99 Park Ave.	\$369,900	\$365,000	22	2	2	Colonial
58 Shadylawn Dr.	\$499,900	\$500,000	106	4	2	Cape Cod
15 Valevue Rd.	\$529,000	\$485,000	36	3	1.1	Split Level
11 Rosemont Ave.	\$549,000	\$536,500	104	3	1.1	Colonial
23 Bedford Ct.	\$549,000	\$549,000	35	3	2.1	Twnhse-Int
70 Shadylawn Dr.	\$549,900	\$530,000	67	4	2	Cape Cod, Colonial
243 Plymouth Ct.	\$594,000	\$580,000	62	3	2.1	Twnhse-Int
9 Troy Ct.	\$609,000	\$570,000	110	3	1.2	Split Level
3 Toothe Pl.	\$680,000	\$655,000	69	4	2.1	Colonial
2 Glenwild Cir.	\$695,000	\$675,000	52	4	2.1	Cape Cod
8 Klara Ct.	\$695,000	\$695,000	4	3	2.1	Develpmnt Hm, Multi-FI
221 Kings Rd.	\$729,000	\$729,000	25	3	2.1	Colonial
56 Hillside Ave.	\$850,000	\$877,500	19	3	1.1	Colonial
8 Harwood Dr.	\$1,150,000	\$1,050,000	40	3	2.1	Ranch, Expanded Ranch
4 Baumbartner Dr.	\$1,150,000	\$1,235,000	19	4	2.1	Colonial
7 Harwood Dr.	\$1,195,000	\$1,095,000	13	4	2.1	Expanded Ranch
22 East Ln.	\$1,345,000	\$1,345,000	27	4	3	Colonial
46 East Ln.	\$1,690,000	\$1,690,000	70	4	2.1	Colonial
235 Woodland Rd.	\$2,449,000	\$2,350,000	37	5	4.1	Colonial
63 Midwood Terr.	\$2,795,000	\$2,600,000	30	5	3.2	Colonial, Tudor

AVERAGE DAYS ON MARKET: 47  
 AVERAGE LISTING PRICE: \$928,012  
 AVERAGE SALE PRICE: \$955,600  
 % SALE PRICE / LIST PRICE: 97%

## MADISON HOMESALE TRENDS July 2005 - July 2006

	Jul. 05	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Average Listing Price	\$1,000,093	\$863,493	\$854,603	\$1,157,550	\$929,474	\$921,201	\$869,247
Average Sale Price	\$770,703	\$935,291	\$858,790	\$885,722	\$849,143	\$1,145,066	\$776,350
%Sale Price to List Price Ratio	105.27%	99.28%	100%	100.08%	94%	97%	97%
Days on Market	26	45	67	35	34	68	65
# of Active Listings	60	56	72	72	77	65	76

	Feb.	Mar.	Apr.	May	Jun.	Jul. 06
Average Listing Price	\$980,079	\$958,477	\$953,472	\$914,383	\$947,364	\$928,012
Average Sale Price	\$870,944	\$703,831	\$785,314	\$824,176	\$775,250	\$955,600
%Sale Price to List Price Ratio	99%	100%	96%	97%	98%	97%
Days On Market	81	38	103	56	54	47
# of Active Listing	75	85	89	102	99	96



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