

MADISON August 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make a truly educated decision when buying or selling your next home.

Homes Sold in August 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM	Style
100 Greenwich Ct.	\$479,900	\$459,900	\$460,000	2	2.1	169	Twnhse-Int
142 Ridgedale Ave.	\$529,000	\$529,000	\$522,500	3	1.1	63	Colonial
7 Court Pl.	\$549,000	\$549,000	\$554,300	3	1.1	8	Cape Cod
15 Rolling Hill Ct.	\$589,900	\$589,900	\$577,500	2	3	8	Twnhse-End
13 Longview Ave.	\$609,000	\$609,000	\$609,000	4	1.1	14	Colonial
16 Shadylawn Dr.	\$669,000	\$669,000	\$640,000	4	2	16	Cape Cod
7 Samson Ave.	\$689,000	\$689,000	\$684,000	4	2	16	Colonial
105 Ridgedale Ave.	\$949,000	\$925,000	\$825,000	5	4	204	Col/CustmHm
45 West Ln.	\$2,289,000	\$2,289,000	\$2,150,000	5	4.1	21	Colonial

Average Days on Market: 64 Total Sales for Month: 9
 Average List Price: \$888,916 Average Sale Price: \$808,500
 % of List Price to Sales Price: 96%

Aug-10	Active Listings		New Listings		Under Contract			Sold Listings			
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0	0	0	0	0	0%
1	0	0	0	0	0	0	0	0	0	0	0%
2	7	402,054	1	439,900	1	439,000	27	2	518,750	89	99%
3	27	538,811	8	525,000	1	515,000	86	2	522,500	63	99%
4	20	622,415	0	0	3	469,300	36	3	644,333	15	98%
5+	24	1,613,538	2	1,049,000	1	1,389,000	72	2	1,487,500	113	93%
TOWN	78	888,916	11	612,536	6	775,150	49	9	808,500	64	96%

MARKET TRENDS in Madison August 2009 - August 2010

	Aug. '09	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$824,261	\$827,685	\$833,496	\$902,872	\$979,814	\$1,013,476	\$1,018,188
Ave Sale Price	\$759,192	\$657,825	\$634,413	\$613,881	\$589,306	\$589,944	\$705,023
SP/LP Ratio	92%	97%	98%	95%	95%	92%	96%
DOM	122	48	59	56	88	78	36
# of Homes Sold	13	13	10	13	16	9	6

	Mar.	Apr.	May	June	July	Aug. '10
Ave List Price	\$1,020,689	\$1,021,103	\$1,000,248	\$953,737	\$906,583	\$888,916
Ave Sale Price	\$683,492	\$743,500	\$762,444	\$840,036	\$843,228	\$808,500
SP/LP Ratio	96%	94%	96%	97%	97%	96%
DOM	93	73	41	28	60	64
# of Homes Sold	15	14	9	21	23	9