

MADISON September 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 September 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
10 Loveland St.	\$434,900	\$420,000	\$410,000	3	1.1	55
143 Kingston Ct.	\$469,000	\$469,000	\$450,000	2	2.1	76
32 Maple Ave.	\$859,000	\$799,000	\$790,000	4	1.1	119
25 Academy Rd.	\$995,000	\$899,900	\$875,000	4	3.1	150
50 Union Hill Rd.	\$995,000	\$900,000	\$865,000	4	3.1	161
45 Pomeroy Rd.	\$985,000	\$985,000	\$986,000	5	3.1	20
56 Woodland Rd.	\$1,225,000	\$999,000	\$1,035,000	5	3.1	182
28 Gibbons Pl.	\$1,349,000	\$1,349,000	\$1,250,000	4	4.1	55
325 Woodland Rd.	\$1,389,000	\$13,890,000	\$1,319,000	5	3.1	72

Average Days on Market: 99 Total Sales for Month: 9
 Average List Price: \$907,031 Average Sale Price: \$886,667
 % of List Price to Sales Price: 97%

Sep-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM
0	0	0	0	0	0	0	0
1	0	0	0	0	0	0	0
2	10	407,838	4	425,750	0	0	0
3	29	545,631	4	636,750	4	572,000	29
4	26	745,542	10	904,670	3	562,967	108
5+	24	1,726,667	2	2,292,000	1	999,000	182
TOWN	89	907,031	20	894,035	8	621,988	78

MARKET TRENDS in Madison September 2009 - September 2010

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	\$827,685	\$833,496	\$902,872	\$979,814	\$1,013,476	\$1,018,188	\$1,020,689
Ave Sale Price	\$657,825	\$634,413	\$613,881	\$589,306	\$589,944	\$705,023	\$683,492
SP/LP Ratio	97%	98%	95%	95%	92%	96%	96%
DOM	48	59	56	88	78	36	93
# of Homes Sold	13	10	13	16	9	6	15

	Apr.	May	June	July	Aug.	Sept. '10
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Ave List Price	\$1,021,103	\$1,000,248	\$953,737	\$906,583	\$888,916	\$907,031
Ave Sale Price	\$743,500	\$762,444	\$840,036	\$843,228	\$808,500	\$886,667
SP/LP Ratio	94%	96%	97%	97%	96%	97%
DOM	73	41	28	60	64	99
# of Homes Sold	14	9	21	23	9	9

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Style

Ranch
Twnhse_int
Victorian
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
1	450,000	76	96%
1	410,000	55	98%
4	945,000	121	96%
3	1,113,333	91	99%
9	886,667	99	97%