

MADISON January 2011 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 January 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
72 Shadylawn Dr.	\$340,000	\$340,000	\$306,000	2	1	51
14 Cedar St.	\$430,650	\$388,663	\$365,000	4	3	74
10 Rosemont Ave.	\$415,000	\$415,000	\$415,000	3	1.1	9
73 Shadylawn Dr.	\$499,000	\$499,000	\$500,000	3	2	38
90 Pomeroy Rd.	\$2,350,000	\$2,250,000	\$2,050,000	5	4.1	173

Average Days on Market: 69 Total Sales for Month: 5
 Average List Price: \$806,473 Average Sale Price: \$727,200
 % of List Price to Sales Price: 93%

Jan-11	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	7	398,971	2	422,500	1	420,000	23
3	16	494,794	5	591,600	2	529,500	85
4	27	735,426	7	856,000	4	504,700	58
5+	13	1,557,062	1	749,900	2	1,049,000	339
TOWN	63	806,473	15	702,993	9	621,756	122

MARKET TRENDS in Madison January 2010 - January 2011

	Jan. '10	Feb.	Mar.	Apr.	May	June	July
Ave List Price	\$1,013,476	\$1,018,188	\$1,020,689	\$1,021,103	\$1,000,248	\$953,737	\$906,583
Ave Sale Price	\$589,944	\$705,023	\$683,492	\$743,500	\$762,444	\$840,036	\$843,228
SP/LP Ratio	92%	96%	96%	94%	96%	97%	97%
DOM	78	36	93	73	41	28	60
# of Homes Sold	9	6	15	14	9	21	23

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. '11
Ave List Price	\$888,916	\$907,031	\$874,485	\$869,462	\$812,222	\$806,473
Ave Sale Price	\$808,500	\$886,667	\$602,167	\$701,000	\$470,400	\$727,200
SP/LP Ratio	96%	97%	92%	97%	96%	93%
DOM	64	99	122	69	71	69

# of Homes Sold	9	9	7	7	11	5
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Style

Cape Cod
Cape/Custom
Colonial
Cape Cod
Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
1	306,000	51	90%
2	457,500	24	100%
1	365,000	74	94%
1	2,050,000	173	91%
5	727,200	69	93%