

MADISON November 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 November 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
129 Kings Rd.	\$439,300	\$339,000	\$315,000	3	2	253
2 Hunter Dr.	\$550,000	\$550,000	\$540,000	4	3	93
13 Grove St.	\$599,000	\$599,000	\$605,000	3	2	37
190 Windsor Pl.	\$600,000	\$600,000	\$577,000	3	2.1	29
2 James Pl.	\$650,000	\$650,000	\$615,000	3	2.1	16
15 Bardon St.	\$749,000	\$749,000	\$715,000	3	2.1	28
121 Central Ave.	\$1,565,000	\$1,565,000	\$1,540,000	4	4.1	24

Average Days on Market: 692 Total Sales for Month: 7
 Average List Price: \$869,462 Average Sale Price: \$701,000
 % of List Price to Sales Price: 97%

Nov-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	406,570	1	469,000	1	340,000	51
3	25	512,140	4	495,500	6	481,983	62
4	29	674,002	7	635,114	4	707,250	184
5+	23	1,705,561	1	1,695,000	3	918,000	101
TOWN	87	869,462	13	660,908	14	629,636	104

MARKET TRENDS in Madison November 2009 - November 2010

	Nov. '09	Dec.	Jan.	Feb.	Mar.	Apr.	May
Ave List Price	\$902,872	\$979,814	\$1,013,476	\$1,018,188	\$1,020,689	\$1,021,103	\$1,000,248
Ave Sale Price	\$613,881	\$589,306	\$589,944	\$705,023	\$683,492	\$743,500	\$762,444
SP/LP Ratio	95%	95%	92%	96%	96%	94%	96%
DOM	56	88	78	36	93	73	41
# of Homes Sold	13	16	9	6	15	14	9

	June	July	Aug.	Sept.	Oct.	Nov. '10
Ave List Price	\$953,737	\$906,583	\$888,916	\$907,031	\$874,485	\$869,462
Ave Sale Price	\$840,036	\$843,228	\$808,500	\$886,667	\$602,167	\$701,000
SP/LP Ratio	97%	97%	96%	97%	92%	97%

DOM	28	60	64	99	122	69
# of Homes Sold	21	23	9	9	7	7

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Style

- Ranch
- Split Level
- Cape Cod
- Twnhse-End
- Cape Cod
- Colonial
- Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
5	565,400	73	96%
2	1,040,000	59	98%
0	0	0	0%
7	701,000	69	97%