

MADISON August 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 August 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
19 Cook Ave.	\$210,000	\$210,000	\$185,000	2	1	20
318 Main St.	\$325,000	\$295,000	\$282,500	1	1.1	114
152 Ridgedale Ave.	\$399,900	\$379,900	\$350,000	3	1.1	82
5 Baker Ave.	\$409,000	\$395,000	\$370,000	2	2	76
71 Shadylawn Dr.	\$459,900	\$439,900	\$395,000	4	1	98
78 Wayne Blvd.	\$539,000	\$449,000	\$420,000	3	2	136
8 Durwood Pl.	\$489,000	\$469,900	\$462,000	3	1	34
19 Rachael Ave.	\$528,000	\$528,000	\$490,000	3	3	61
11 Ardsleigh Dr.	\$649,000	\$649,000	\$629,500	4	3	86
22 Alexander Ave.	\$699,000	\$685,000	\$635,000	3	1.2	30
58 Hillside Ave.	\$899,000	\$899,000	\$792,500	4	2.1	118
44 Highland Ave.	\$999,000	\$999,000	\$910,000	6	2.2	51
392 Woodland Rd.	\$1,179,000	\$1,099,000	\$1,025,000	4	3.1	49
50 Pomeroy Rd.	\$1,895,000	\$1,760,000	\$1,695,000	4	4.1	132
254 Woodland Rd.	\$1,950,000	\$1,950,000	\$1,900,000	6	5.1	15
241 Woodland Rd.	\$2,785,000	\$2,675,000	\$2,500,000	7	7.1	94

Average Days on Market: 79 Total Sales for Month: 16
 Average List Price: \$827,568 Average Sale Price: \$742,767
 % of List Price to Sales Price: 93%

Aug-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	1	285,000	0	0	0	0	0
2	5	328,600	2	375,000	0	0	0
3	24	489,775	5	504,560	2	492,000	77
4	32	787,638	3	648,000	4	685,750	80
5+	19	1,481,368	2	1,324,000	2	549,000	14
TOWN	81	827,568	12	655,400	8	603,125	63

MARKET TRENDS August 2010 - August 2011

	Aug. '10	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$888,916	\$907,031	\$874,485	\$869,462	\$812,222	\$806,473	\$947,259
Ave Sale Price	\$808,500	\$886,667	\$602,167	\$701,000	\$470,400	\$727,200	\$801,286
SP/LP Ratio	96%	97%	92%	97%	96%	93%	95%

DOM	64	99	122	69	71	69	115
# of Homes Sold	9	9	7	7	11	5	7

	Mar.	Apr.	May	June	July	Aug. '11
Ave List Price	\$958,291	\$943,156	\$875,444	\$860,780	\$864,051	\$827,568
Ave Sale Price	\$420,556	\$535,000	\$775,250	\$838,658	\$678,653	\$742,767
SP/LP Ratio	94%	96%	97%	97%	97%	93%
DOM	112	100	66	64	72	79
# of Homes Sold	10	9	4	19	19	16

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Style

Colonial
Twnhse-Int
Colonial
Bi-Level
Cape Cod
Cape Cod
Ranch
Split Level
Exp Ranch
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
1	282,500	114	96%
2	277,500	48	92%
5	471,400	69	94%
5	907,400	97	94%
3	1,705,000	73	93%
16	742,767	79	93%