

# MADISON 2024 SALES

## Sales Comparison – Madison

	<u>2023</u>	<u>2024</u>	<u>Change</u>
New Listings	199	157	-21.11%
Sold Listings	152	125	-17.76%
Average Sale Price	\$1,124,745	\$1,264,739	12.45%
Average Days on Market	24	29	20.83%
List Price / Sale Price	104.7%	105.1%	0.32%

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>BED</u>	<u>BATH</u>	<u>SALE PRICE</u>	<u>DOM</u>
34 Loantaka Way	\$450,000	2	1.1	\$447,500	61
34E Loantaka Way	\$455,000	2	1.1	\$449,000	17
1 Niles Ave*	\$499,000	4	1.0	\$499,000	25
10 Locust St*	\$525,000	3	1.0	\$525,000	14
9 Orchard St*	\$529,000	2	1.1	\$525,000	43
84 Ridgedale Ave*	\$549,000	2	1.0	\$568,000	14
69 Derby Ct*	\$585,000	2	2.1	\$592,500	8
3 Kinney St*	\$599,000	3	2.0	\$670,000	24
36C Loantaka Way*	\$599,000	3	2.1	\$580,000	43
94 Ridgedale Ave*	\$599,000	3	2.0	\$650,000	6
280 Kings Rd*	\$599,900	4	3.0	\$757,900	9
352 Woodland Rd*	\$600,000	3	1.1	\$751,000	20
8 Brooklake Rd*	\$625,000	4	3.0	\$637,500	71



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76	Rosedale Ave*	\$625,000	3	2.0	\$712,000	13
24	Valley Rd*	\$640,000	3	1.1	\$620,000	35
85	North St*	\$649,000	3	2.0	\$565,000	31
190	Shunpike Rd*	\$655,000	4	2.0	\$610,000	106
5	Durwood Pl*	\$675,000	3	1.1	\$685,000	15
31	Chelsea Ct*	\$679,000	3	2.1	\$726,000	10
25	Greenwood Ave*	\$680,000	3	2.0	\$725,000	22
142	Ridgedale Ave*	\$685,000	3	1.1	\$637,500	36
37	Rosemont Ave*	\$689,000	3	2.0	\$775,000	12
64	Shadylawn	\$689,900	3	2.0	\$725,000	9
14	Loveland St*	\$695,000	3	2.2	\$770,000	14
4	Avery Ct*	\$699,000	3	2.1	\$716,000	15
31	Niles Ave*	\$699,000	3	1.1	\$865,000	10
117	Hempstead Ct*	\$699,000	3	2.1	\$775,000	13
8	S Oak Ct*	\$699,000	3	1.1	\$725,000	9
70	Valley Rd*	\$699,000	3	1.1	\$725,000	25
11	Court Pl*	\$699,000	3	2.0	\$805,000	9
63	Greenwood Ave*	\$715,000	3	1.1	\$800,000	12
46	Fairview Ave*	\$725,000	3	2.0	\$900,000	20
17	Rosemont Ave*	\$749,000	3	2.0	\$715,000	101
48	Canterbury Rd*	\$749,000	3	1.1	\$800,000	15
16	Fletcher Pl*	\$749,000	3	1.1	\$755,000	15
48	Dean St*	\$749,900	3	1.1	\$747,500	53



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28	Dean St*	\$750,000	3	2.0	\$790,000	16
19	Wayne Blvd*	\$750,000	4	2.0	\$817,700	13
16	Douglas Ave*	\$789,000	4	3.0	\$750,000	58
30	Roscoe Ave*	\$789,000	4	2.1	\$870,000	12
2	Shadylawn Dr*	\$789,900	4	2.0	\$800,000	93
58	Park Ave*	\$790,000	5	2.0	\$800,000	29
190	Central Ave*	\$799,900	3	2.0	\$820,000	21
5	Rolling Hill Court	\$819,000	2	3.1	\$822,000	14
40	Kensington Rd*	\$819,000	4	2.0	\$825,000	22
152	Shunpike Rd*	\$825,000	4	2.1	\$832,500	23
12	Rolling Hill Ct*	\$835,000	2	2.1	\$850,000	12
6	Amelia Ct*	\$845,000	3	2.1	\$925,000	15
9	Rolling Hill Ct*	\$875,000	3	2.2	\$875,000	0
4	Rolling Hill Ct*	\$878,000	3	2.1	\$1,050,000	6
26	Hoyt St*	\$889,000	3	2.0	\$940,000	9
9	Stonehedge Ln*	\$890,000	4	2.1	\$865,000	16
21	Green Village Rd*	\$899,000	4	0.2	\$1,125,000	12
125	Green Ave*	\$900,000	4	3.0	\$1,150,000	18
49	Park Ave*	\$900,000	10	6.1	\$900,000	0
16	Dogwood Dr*	\$920,000	3	2.0	\$1,211,112	8
15	Treadwell Ave*	\$925,000	3	2.0	\$930,000	24
53	Fairwood Rd*	\$925,000	3	1.1	\$946,000	14
111	Madison Ave*	\$949,000	4	2.1	\$950,000	8



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33	Green Village Road	\$950,000	2	2.1	\$989,000	8
3	Rosemont Ave*	\$965,000	4	2.1	\$1,075,000	15
8	Woodcliff Dr*	\$977,000	3	2.0	\$1,225,000	9
15	Noe Ave*	\$980,000	3	2.1	\$1,150,000	12
34	Morris Pl*	\$989,000	4	2.0	\$960,000	40
17	Ferndale Rd*	\$995,000	3	2.0	\$1,200,000	6
132	Ridgedale Ave*	\$999,000	3	2.1	\$999,000	200
119	Green Ave*	\$999,000	3	2.0	\$999,000	37
1	Lewis Dr*	\$999,000	4	3.0	\$1,050,000	16
9	Coursen Way*	\$999,000	4	3.0	\$999,999	51
25	Beverly Rd*	\$1,049,000	4	2.0	\$1,400,000	21
198	Central Ave*	\$1,050,000	4	3.0	\$1,016,000	30
24	Dean St*	\$1,068,000	4	2.1	\$1,075,000	16
50	Dean St*	\$1,075,000	4	2.1	\$1,300,000	14
36	Barnsdale Rd*	\$1,098,000	3	2.1	\$1,350,000	10
102	Greenwood Ave*	\$1,150,000	4	3.1	\$1,119,000	25
61	Barnsdale Rd*	\$1,190,000	3	2.0	\$1,235,000	17
21	Stafford Dr*	\$1,199,000	4	2.1	\$1,325,000	18
33	Green Village Rd4301*	\$1,250,000	3	3.0	\$1,150,000	17
10	Douglas Ave*	\$1,275,000	4	3.1	\$1,400,000	10
25	Ridgedale Ave unit 20	\$1,290,000	3	2.1	\$1,250,000	33
18	Longview Ave*	\$1,299,000	5	3.1	\$1,325,000	28
62	Noe Ave*	\$1,325,000	4	3.1	\$1,575,000	20



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5	Carteret Ct*	\$1,350,000	4	2.1	\$1,457,000	15
61	Green Ave*	\$1,350,000	6	2.2	\$1,550,000	10
6	Buttenheim Ter*	\$1,388,000	4	2.1	\$1,300,000	34
7	Coursen Way*	\$1,399,900	6	3.1	\$1,399,900	15
38	East Ln*	\$1,425,000	4	2.1	\$1,900,000	14
14	Lawrence Rd*	\$1,465,000	4	3.2	\$1,515,000	14
12	Division Ave*	\$1,495,000	5	4.2	\$1,600,000	7
16	Crestview Ave*	\$1,495,000	4	3.2	\$1,755,000	16
3	Parkside Ave*	\$1,499,888	5	4.1	\$1,450,000	62
20	Roscoe Ave*	\$1,599,000	4	4.1	\$1,700,000	214
16	Woodcliff Dr*	\$1,600,000	4	3.2	\$1,600,000	0
26	Alma Ave*	\$1,625,000	4	3.1	\$1,575,000	97
365	Woodland Rd*	\$1,649,000	5	5.1	\$1,625,000	9
6	Independence Ct*	\$1,649,000	5	4.1	\$1,660,000	84
15	Woodcliff Dr*	\$1,699,000	4	4.1	\$1,938,888	9
4	Stonegate Ct*	\$1,719,000	4	3.1	\$1,805,000	20
7	Dellwood Pkwy*	\$1,748,000	6	4.2	\$1,825,000	8
33	Woodland Rd*	\$1,750,000	4	3.1	\$1,800,000	14
5	Hillcrest Rd*	\$1,750,000	5	3.3	\$1,980,000	20
15	Alexander Ave*	\$1,800,000	5	3.1	\$1,800,000	24
56	Midwood Terrace	\$1,875,000	4	3.3	\$2,493,000	19
10	Rosewood Drive	\$1,899,000	6	5.1	\$1,890,000	70
28	Union Hill Rd*	\$1,995,000	5	3.2	\$2,000,000	36



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144	Ridgedale Ave*	\$2,095,000	6	6.1	\$2,000,000	39
6	Coursen Way*	\$2,099,000	5	4.1	\$2,116,500	9
8	Harwood Dr*	\$2,099,000	5	3.0	\$2,037,500	36
157	Ridgedale Ave	\$2,199,000	6	5.1	\$2,100,000	90
110	Green Ave*	\$2,275,000	6	4.1	\$2,275,000	0
8	Fox Chase Rd*	\$2,299,000	6	4.1	\$2,299,000	126
6	Brannick Dr*	\$2,300,000	5	3.2	\$2,300,000	0
7	Hoyt St*	\$2,349,000	6	5.1	\$2,300,000	107
55	Green Village Rd*	\$2,445,000	6	3.2	\$2,500,000	10
55	West Ln*	\$2,499,000	5	5.1	\$2,495,000	16
25	Cross Gates Rd*	\$2,550,000	5	3.3	\$2,500,000	12
26	WYNDEHURST DRIVE	\$2,590,000	5	5.1	\$2,400,000	95
253	Woodland Road	\$2,598,000	5	5.1	\$2,475,000	24
27	Lawrence Road	\$2,599,000	6	5.1	\$2,755,000	9
91	Woodland Rd*	\$2,599,950	6	5.1	\$2,599,950	0
31	Noe Ave*	\$2,700,000	6	5.1	\$2,700,000	57
41	West Ln*	\$3,150,000	6	6.2	\$3,150,000	113
50	East Ln*	\$3,550,000	7	7.1	\$3,550,000	0

