

MADISON 2025 SALES

Sales Comparison - Madison

	<u>2024</u>	<u>2025</u>	<u>Change</u>
New Listings	157	160	1.91%
Sold Listings	125	127	1.6%
Average Sale Price	\$1,264,731	\$1,428,434	12.94%
Average Days on Market	29	23	-20.69%
List Price / Sale Price	105.3 %	108.1%	2.65%

	<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>BED</u>	<u>BATH</u>	<u>SALE PRICE</u>	<u>DOM</u>	<u>CLOSE DATE</u>
36	Loantaka Way U-B Coo-B*	\$ 449,000	2	1.1	\$ 475,000	10	7/29/25
318	Main St*	\$ 499,900	1	1.1	\$ 507,000	23	3/7/25
10	Cedar St*	\$ 499,900	1	1.1	\$ 602,000	5	8/1/25
318	Main St*	\$ 515,000	1	1.1	\$ 520,000	9	10/23/25
318	Main St*	\$ 530,000	2	2.1	\$ 555,000	22	7/17/25
248	Green Village Rd*	\$ 545,000	2	2.0	\$ 604,000	28	8/11/25
318	Main St*	\$ 575,000	2	2.1	\$ 639,000	7	11/21/25
18	Belmont Ave*	\$ 579,000	3	1.0	\$ 750,000	15	3/4/25
318	Main St*	\$ 595,000	3	2.1	\$ 670,000	6	12/22/25
318	Main St*	\$ 600,000	3	2.1	\$ 640,000	15	7/25/25
20	Bedford Ct*	\$ 600,000	2	2.1	\$ 630,000	7	8/28/25
5	West St*	\$ 635,000	3	2.0	\$ 640,000	78	5/7/25



MADISON 2025 SALES

156	Chateau Thierry Ave*	\$ 699,000	3	2.2	\$ 680,000	37	2/12/25
58	Elm St*	\$ 699,000	3	2.0	\$ 670,000	17	7/22/25
8	Pine Tree Ter*	\$ 699,900	3	1.1	\$ 735,000	16	6/26/25
22	Green Ave*	\$ 749,000	3	2.1	\$ 999,000	9	1/10/25
4	Lynwood Pl*	\$ 749,000	3	2.0	\$ 835,000	16	12/8/25
13	Cross Street	\$ 759,000	3	2.1	\$ 801,000	22	1/21/25
60	Shadylawn Dr*	\$ 789,000	3	3.0	\$ 911,000	17	3/31/25
27	Hoyt St*	\$ 799,000	3	1.1	\$ 881,000	8	3/7/25
39	Wayne Blvd*	\$ 799,000	3	2.0	\$ 815,000	19	4/18/25
116	Ridgedale Ave*	\$ 799,000	4	2.0	\$ 940,000	10	5/28/25
14	Sayre Ct*	\$ 799,000	3	2.0	\$ 730,000	35	7/10/25
47	Shadylawn Dr*	\$ 799,000	4	2.1	\$ 841,000	23	9/19/25
11	Delbarton Dr*	\$ 799,900	4	2.0	\$ 830,000	20	9/12/25
25	Station Rd*	\$ 800,000	3	3.0	\$ 900,000	16	8/19/25
58	Cambridge Ct*	\$ 819,000	3	2.1	\$ 862,240	26	5/15/25
29	Pine Ave*	\$ 825,000	3	2.0	\$ 812,500	35	1/24/25
25	Ridgedale Ave Unit 14	\$ 825,000	2	2.0	\$ 810,000	14	5/1/25
35	Rosemont Ave*	\$ 825,000	3	2.0	\$ 835,000	16	2/11/25
248	Plymouth Ct	\$ 825,000	3	2.1	\$ 825,000	0	6/26/25
101	Greenwich Ct*	\$ 825,000	3	2.2	\$ 876,000	16	8/22/25
61	Cambridge Ct*	\$ 835,000	3	2.1	\$ 845,000	6	9/4/25
3	Esti Ct*	\$ 849,000	2	2.1	\$ 915,000	9	11/3/25



MADISON 2025 SALES

198	Windsor Pl*	\$ 850,000	3	2.1	\$ 850,000	31	3/28/25
3	Ardleigh Dr*	\$ 879,000	3	2.1	\$ 1,105,000	11	11/17/25
9	Overhill Dr*	\$ 885,000	3	2.0	\$ 1,040,000	14	10/31/25
16B	Lathrop Ave*	\$ 888,000	4	3.1	\$ 999,990	12	1/24/25
33	Green Village Rd 4406	\$ 890,000	2	2.0	\$ 875,000	18	3/6/25
20	Stonehedge Ln*	\$ 895,000	4	2.1	\$ 1,215,000	9	3/27/25
150	Central Ave*	\$ 895,000	3	1.1	\$ 1,050,000	13	9/18/25
6	Valley Rd*	\$ 899,000	3	2.0	\$ 1,225,000	22	4/25/25
55	Valley Rd*	\$ 899,000	4	2.0	\$ 1,110,000	8	5/21/25
13	Longview Ave*	\$ 899,000	4	1.1	\$ 1,011,500	12	5/28/25
15	N Oak Ct*	\$ 899,000	3	2.1	\$ 1,080,000	34	7/17/25
1	Spring Garden Dr*	\$ 899,000	4	2.0	\$ 1,150,000	9	8/4/25
3	Avon Dr*	\$ 920,000	3	1.2	\$ 999,999	7	12/22/25
32	Sherwood Ave*	\$ 925,000	4	2.1	\$ 1,030,000	15	9/25/25
7	Howell St*	\$ 929,000	6	2.0	\$ 1,229,000	9	6/30/25
1	Noe Ave*	\$ 949,000	3	2.0	\$ 1,050,000	18	6/13/25
152	Loantaka Way*	\$ 950,000	3	2.1	\$ 1,175,000	14	5/16/25
3	Rose Ave*	\$ 950,000	3	3.0	\$ 1,101,000	12	12/5/25
21	ROLLING HILL CT	\$ 975,000	3	2.1	\$ 985,000	9	12/11/25
27	Lathrop Ave*	\$ 995,000	3	2.1	\$ 995,000	42	11/14/25
163	Central Ave*	\$ 998,000	4	2.1	\$ 1,350,900	16	11/6/25
39	North St*	\$ 999,000	3	1.1	\$ 1,075,000	32	6/23/25



MADISON 2025 SALES

150	Loantaka Way*	\$ 999,000	3	3.1	\$ 1,085,000	16	7/31/25
49	Wayne Blvd*	\$ 1,075,000	3	3.0	\$ 1,405,000	10	7/1/25
33	Sherwood Ave*	\$ 1,089,000	3	3.0	\$ 1,250,000	13	6/4/25
5	Lee Ave*	\$ 1,100,000	4	2.2	\$ 1,387,000	12	6/30/25
38	Pine Ave*	\$ 1,100,000	4	2.2	\$ 1,312,580	11	5/16/25
8	Anthony Dr*	\$ 1,100,000	4	3.0	\$ 1,100,000	30	12/19/25
47	Barnsdale Rd*	\$ 1,175,000	3	2.0	\$ 1,415,000	16	7/9/25
61	Albright Cir*	\$ 1,195,000	3	2.1	\$ 1,550,000	7	11/7/25
136	Ridgedale Ave	\$ 1,199,000	3	2.1	\$ 1,199,000	342	2/10/25
18	Winding Way*	\$ 1,200,000	4	2.1	\$ 1,380,000	15	7/29/25
12	Baumgartner Dr*	\$ 1,200,000	4	2.1	\$ 1,150,000	22	9/19/25
7	Crestview Ave*	\$ 1,225,000	3	3.1	\$ 1,500,000	15	7/25/25
3 A	Loveland St*	\$ 1,225,000	5	4.1	\$ 1,190,000	58	11/21/25
3B	Loveland St*	\$ 1,225,000	5	4.1	\$ 1,170,000	0	12/2/25
349	Woodland Rd*	\$ 1,250,000	4	3.1	\$ 1,421,000	25	4/3/25
333	Woodland Rd*	\$ 1,278,000	3	2.2	\$ 1,278,000	10	7/15/25
20	Loantaka Way*	\$ 1,295,000	4	3.1	\$ 1,450,000	9	4/30/25
8	Buckingham Dr*	\$ 1,298,000	4	2.1	\$ 1,510,000	17	7/4/25
10	Norman Cir*	\$ 1,350,000	3	2.0	\$ 1,550,000	14	6/12/25
152	Central Ave*	\$ 1,350,000	4	1.2	\$ 1,350,000	20	12/1/25
138	Central Ave*	\$ 1,359,000	5	3.2	\$ 1,343,000	44	9/8/25
9	Stonehedge Ln*	\$ 1,373,000	5	4.1	\$ 1,393,000	30	8/15/25



MADISON 2025 SALES

144	Shunpike Rd*	\$ 1,399,000	5	3.1	\$ 1,451,250	21	4/7/25
11	Baumgartner Dr*	\$ 1,399,000	4	3.1	\$ 1,635,000	11	5/29/25
26	Morris Pl*	\$ 1,399,999	6	4.1	\$ 1,451,000	13	10/17/25
73	Brittin St*	\$ 1,499,000	5	3.1	\$ 1,600,000	9	4/17/25
69	Glenwild Rd*	\$ 1,499,000	4	2.1	\$ 1,670,000	22	5/16/25
393	Woodland Rd*	\$ 1,500,000	8	4.0	\$ 1,600,000	92	3/4/25
58	Lathrop Ave*	\$ 1,599,000	5	4.1	\$ 1,730,080	15	3/18/25
127	Green Village Rd*	\$ 1,599,000	4	3.1	\$ 1,667,005	12	10/16/25
10	Locust St*	\$ 1,599,000	5	3.1	\$ 1,599,000	0	10/14/25
27	Maple Ave*	\$ 1,625,000	5	3.1	\$ 1,630,000	26	11/21/25
17	Woodcliff Dr*	\$ 1,685,000	5	3.0	\$ 1,825,000	18	6/30/25
165	Madison Ave*	\$ 1,688,000	6	5.1	\$ 1,750,000	54	6/12/25
24	Vinton Rd*	\$ 1,695,000	5	4.1	\$ 1,926,123	8	1/15/25
7	Dogwood Dr*	\$ 1,750,000	4	3.2	\$ 1,999,999	14	10/3/25
4	Stonegate Ct*	\$ 1,779,000	4	3.1	\$ 1,950,000	9	11/10/25
2	Brannick Dr*	\$ 1,780,000	5	3.1	\$ 2,200,000	12	10/30/25
25	Woodcliff Dr*	\$ 1,799,000	4	3.1	\$ 1,710,000	49	9/4/25
88	Pomeroy Rd*	\$ 1,895,000	5	4.1	\$ 1,900,000	32	8/26/25
58	Hamilton St*	\$ 1,895,000	6	5.1	\$ 1,945,000	14	8/29/25
2	Hoyt St*	\$ 1,900,000	5	4.1	\$ 1,800,000	21	5/8/25
176	Green Ave*	\$ 1,925,000	4	2.1	\$ 2,180,000	58	10/28/25
148	Shunpike Rd*	\$ 1,950,000	5	4.1	\$ 1,950,000	13	7/25/25



MADISON 2025 SALES

31	Academy Rd*	\$ 1,995,000	5	4.1	\$ 1,950,000	20	1/31/25
9	Roscoe Ave*	\$ 1,995,000	5	4.1	\$ 1,900,000	63	3/11/25
179	Ridgedale Ave*	\$ 2,099,000	6	5.1	\$ 1,999,000	57	10/3/25
96	Greenwood Ave*	\$ 2,100,000	5	4.1	\$ 1,950,000	17	1/17/25
25	Dellwood Dr*	\$ 2,100,000	5	2.1	\$ 2,525,000	0	1/8/25
5	East Ln*	\$ 2,149,000	5	4.1	\$ 2,550,000	9	7/18/25
83	Pomeroy Rd*	\$ 2,199,000	4	3.2	\$ 2,199,000	50	1/24/25
47	Park Ln*	\$ 2,200,000	5	3.1	\$ 2,200,000	0	6/2/25
219	Woodland Rd*	\$ 2,249,900	5	4.2	\$ 2,200,000	60	2/24/25
20	Dogwood Dr*	\$ 2,299,000	5	4.2	\$ 2,300,000	17	1/24/25
20	Hillside Ave*	\$ 2,345,000	6	4.1	\$ 2,300,000	42	5/23/25
64	GREEN AVENUE	\$ 2,349,000	6	6.0	\$ 2,400,000	25	6/9/25
273	Woodland Rd*	\$ 2,350,000	6	4.2	\$ 2,375,000	115	11/19/25
25	Green wood Avenue	\$ 2,399,000	7	7.1	\$ 2,220,000	23	9/5/25
80	Noe Ave*	\$ 2,450,000	6	6.1	\$ 2,300,000	48	7/9/25
135	Green Village Rd*	\$ 2,495,000	6	5.1	\$ 2,475,000	24	1/27/25
6	Highland Ave*	\$ 2,495,000	6	5.2	\$ 2,495,000	16	6/6/25
95	Green Ave*	\$ 2,495,000	5	5.1	\$ 2,860,000	11	9/26/25
26	WYNDEHURST DRIVE	\$ 2,550,000	6	5.1	\$ 2,540,000	18	8/4/25
16	Highland Ave*	\$ 2,595,000	6	3.1	\$ 2,769,000	21	7/9/25
15	Noe Ave*	\$ 2,599,000	6	6.0	\$ 2,685,000	5	4/8/25
21	Stafford Dr*	\$ 2,599,999	6	5.1	\$ 2,438,000	56	8/27/25
8	Olde Greenhouse Ln*	\$ 2,750,000	6	5.0	\$ 2,550,000	34	9/12/25
50	Hillcrest Rd*	\$ 3,350,000	8	8.1	\$ 3,350,000	0	9/5/25



MADISON 2025 SALES

36	Crescent Rd*	\$ 4,550,000	6	6.2	\$ 4,550,000	0	8/4/25
----	--------------	--------------	---	-----	--------------	---	--------

