

SIX-MONTH ABSORPTION RATE & UNITS SOLD	Month-Year	Months of Supply	#of Units Sold
	Mar-22	0.77	12
	Apr-22	0.52	16
	May-22	1.33	18
	Jun-22	1.76	17
	Jul-22	1.59	10
	Aug-22	1.36	17
	Sep-22	1.38	16
	Oct-22	1.52	10
	Nov-22	1.10	12
	Dec-22	0.94	12
	Jan-23	1.79	1
	Feb-23	2.20	7
	Mar-23	1.93	16
	Apr-23	2.10	13

Monthly Absorption Rate				
0-2 Months	3-4 Months	5-7 Months	8-10 Months	11-12+ Months
Low Market Inventory		Balanced		High Market Inventory
Seller's Market		Market		Buyer's Market

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WHAT IS A SIX-MONTH ABSORPTION RATE?

The **Six-Month Absorption Rate** is the number of months it would take to sell all of the currently listed homes in the market based on the previous six months of closed sales.

WHAT DOES APRIL 2023'S SIX-MONTH ABSORPTION RATE MEAN FOR MADISON?

If no new listings were to come on the market, all of the existing inventory in Madison should sell in 2.1 months. This means that we currently have low inventory and are leaning towards a seller's market.

MONTHLY ACTIVITY SUMMARY	April	2023	2022	Y-o-Y
	Total Homes Sold	13	16	-18.8%
	Average Original List Price	\$844,446	\$1,140,363	-25.9%
	Average Sold Price	\$861,192	\$1,216,070	-29.2%
	Median Sold Price	\$735,000	\$912,000	-19.4%
	Average Days On Market from Original List Date	45	59	-23.8%
	Average Sold Price/Original List Price	102.09%	105.09%	-2.9%

April		Six-Month Absorption Rate		
		2023	2022	% Change
Active		22	7	214.3%
Sold		63	81	-22.2%
Six-Month Average Sold				
Per Month		10.50	13.50	-22.2%
Months of Supply		2.10	0.52	302.9%

APRIL 2023 CLOSED SALES BY STREET	Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
	42B Loantaka Way Unit B	\$426,000	OneFloor	2	1	\$426,000	0	100%
	34 A Loantaka Way Unit A	\$484,900	MultiFlr	2	1.1	\$482,000	13	99%
	40G Loantaka Way Unit G	\$489,900	MultiFlr	2	1	\$480,000	35	98%
	31 Myrtle Avenue	\$549,000	CapeCod	3	1	\$600,000	14	109%
	9 Belmont Avenue	\$690,000	Colonial	2	1.1	\$605,000	35	88%
	35 Canterbury Road	\$635,000	SplitLev	3	2	\$735,000	8	116%
	208 Loantaka Way*	\$699,000	Colonial	3	2.1	\$660,000	224	94%
	17 Chapel Street	\$725,000	Colonial	3	2.1	\$750,000	6	103%
	7 Hoyt Street	\$735,000	SplitLev	4	1.1	\$812,500	19	111%
	349 Woodland Road	\$1,095,000	Colonial	4	3.1	\$1,095,000	12	100%
	262 Kings Road*	\$1,125,000	Colonial	5	2.1	\$1,150,000	194	102%
	8 Coursen Way	\$1,174,000	SplitLev	5	3.1	\$1,250,000	21	106%
	23 Maple Avenue	\$2,150,000	Victorian	6	4.5	\$2,150,000	0	100%
	Average	\$844,446		3	2	\$861,192	45	102.1%
	Median	\$699,000		3	2	\$735,000	14	100.0%

* denotes home that was previously listed for sale.