

SIX-MONTH ABSORPTION RATE & UNITS SOLD

Month-Year	Months of Supply	# of Units Sold
Nov-21	0.63	17
Dec-21	0.61	15
Jan-22	0.75	10
Feb-22	1.05	13
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

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 DOES DECEMBER 2022'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 0.9 month. This means that we currently have low inventory and are leaning towards a seller's market.

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.

MONTHLY ACTIVITY SUMMARY	December	2022	2021	Y-o-Y	December	Six-Month Absorption		
	Total Homes Sold	12	15	-20.0%	Active	2022	2021	% Change
	Average Original List Price	\$1,129,733	\$761,253	48.4%	Sold	12	10	20.0%
	Average Sold Price	\$1,132,229	\$761,200	48.7%	Six-Month Average Sold Per Month	77	98	-21.4%
	Median Sold Price	\$1,072,500	\$685,000	56.6%	Per Month	12.83	16.33	-21.4%
	Average Days On Market from Original List Date	48	26	86.5%	Months of Supply	0.94	0.61	53.5%
	Average Sold Price/Original List Price	100.70%	100.13%	0.6%				

DECEMBER 2022 CLOSED SALES BY STREET	Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
	42 E Loantaka Way Unit E	\$474,900	MultiFlr	2	1	\$460,000	43	97%
	34F Loantaka Way Unit F	\$499,900	MultiFlr	2	1.1	\$476,250	77	95%
	7 Rosewood Drive	\$599,999	Ranch	3	2	\$656,000	5	109%
	51 Prospect Street	\$699,000	Colonial	3	2	\$818,500	8	117%
	26 Rose Avenue	\$799,999	Colonial	3	2.1	\$775,000	28	97%
	58 Fairview Avenue	\$995,000	SplitLev	4	3.1	\$995,000	14	100%
	15 Baumgartner Drive*	\$1,125,000	Colonial	5	3.1	\$1,150,000	180	102%
	43 Knollwood Avenue	\$1,199,000	Colonial	4	2.1	\$1,431,000	23	119%
	22 Hillcrest Road	\$1,350,000	Colonial	5	4	\$1,225,000	29	91%
	60 Green Avenue	\$1,690,000	Victrian	6	3.1	\$1,350,000	85	80%
	16 Woodcliff Drive	\$1,625,000	Colonial	4	3.2	\$1,425,000	76	88%
	15 East Lane	\$2,499,000	Custom	7	5.1	\$2,825,000	11	113%
	Average	\$1,129,733		4.0	2.7	\$1,132,229	48	100.7%
	Median	\$1,060,000		4.0	2.6	\$1,072,500	29	98.4%

* denotes home that was previously listed for sale.