

SIX-MONTH ABSORPTION RATE & UNITS SOLD	Month-Year	Months of Supply	#of Units Sold
	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
	Jan-23	1.79	1

Monthly Absorption Rate

0-2 Months

3-4 Months

5-7 Months

8-10 Months

11-12+ Months

Low Market Inventory

Balanced Market

High Market Inventory

Seller's Market

Market

Buyer's Market

PLAN YOUR NEXT MOVE WITH THE WMH GROUP

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WHAT DOES JANUARY 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 1.8 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	January	2023	2022	Y-o-Y
	Total Homes Sold	1	10	-90.0%
	Average Original List Price	\$405,000	\$902,058	-55.1%
	Average Sold Price	\$400,000	\$896,090	-55.4%
	Median Sold Price	\$400,000	\$669,000	-40.2%
	Average Days On Market from Original List Date	15	51	-70.3%
	Average Sold Price/Original List Price	98.77%	97.69%	1.1%

January	Six-Month Absorption Rate		
	2023	2022	% Change
Active	20	11	81.8%
Sold	67	88	-23.9%
Six-Month Average Sold Per Month	11.17	14.67	-23.9%
Months of Supply	1.79	0.75	138.7%

JANUARY 2023 CLOSED SALES BY STREET	Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
	14 Elmer Street Unit 3A	\$405,000	OneFloor	1	1.1	\$400,000	15	99%
	Average	\$405,000		1	1	\$400,000	15	98.8%
	Median	\$405,000		1	1	\$400,000	15	98.8%
	* denotes home that was previously listed for sale.							

CONTACT THE WMH Group TO PLAN YOUR NEXT MOVE:

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