

SIX-MONTH ABSORPTION RATE & UNITS SOLD

Month-Year	Months of Supply	# of Units Sold
May-21	1.77	20
Jun-21	1.88	31
Jul-21	1.63	19
Aug-21	0.82	26
Sep-21	0.93	15
Oct-21	1.13	8
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

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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THE WMH GROUP
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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 JULY 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 1.6 months. This means that we currently have low inventory and are leaning towards a seller's market.

MONTHLY ACTIVITY SUMMARY

July	2022	2021	Y-o-Y	July	Six-Month Absorption		
Total Homes Sold	10	19	-47.4%	Active	2022	2021	% Change
Average Original List Price	\$1,567,090	\$930,042	68.5%	Sold	23	29	-20.7%
Average Sold Price	\$1,672,400	\$926,605	80.5%	Six-Month Average Sold Per Month	87	107	-18.7%
Median Sold Price	\$1,620,000	\$742,000	118.3%	Months of Supply	14.50	17.83	-18.7%
Average Days On Market from Original List Date	34	42	-18.8%		1.59	1.63	-2.7%
Average Sold Price/Original List Price	107.23%	101.46%	5.7%				

JULY 2022

CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
23 Spring Garden Drive	\$754,900	SplitLev	4	2.1	\$816,000	6	108%
30 Station Road	\$899,000	SplitLev	5	3.1	\$1,070,000	18	119%
14 Ardsleigh Drive*	\$1,100,000	Colonial	4	2.1	\$1,161,000	203	106%
100 Shunpike Road	\$1,299,000	Colonial	6	3.1	\$1,225,000	13	94%
18 Noe Avenue	\$1,400,000	Custom	5	2.1	\$1,565,000	11	112%
185 Ridgedale Avenue	\$1,675,000	Colonial	5	5.1	\$1,675,000	8	100%
8 Harwood Drive	\$1,699,000	Colonial	5	3	\$1,952,000	10	115%
52 Union Hill Road	\$1,795,000	Colonial	5	3.2	\$1,950,000	15	109%
70 Samson Avenue	\$2,450,000	Colonial	6	3.2	\$2,450,000	45	100%
46 Pomeroy Road	\$2,599,000	Colonial	7	7.1	\$2,860,000	13	110%
Average	\$1,567,090		5	3	\$1,672,400	34	107.2%
Median	\$1,537,500		5	3	\$1,620,000	13	108.4%

* denotes home that was previously listed for sale.

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