

SIX-MONTH ABSORPTION RATE
& UNITS SOLD

Month-Year	Months of Supply	# of Units Sold
May-18	5.81	20
Jun-18	4.67	24
Jul-18	3.35	30
Aug-18	2.41	18
Sep-18	3.00	8
Oct-18	3.13	14
Nov-18	3.00	15
Dec-18	3.00	11
Jan-19	4.43	2
Feb-19	6.00	9
Mar-19	7.18	6
Apr-19	8.07	9
May-19	9.36	10
Jun-19	8.83	15

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 JUNE 2019'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 **8.8 months**. This means that we currently have **high inventory** and are leaning towards a **buyer's market**.

MONTHLY ACTIVITY
SUMMARY

June	2019	2018	Y-o-Y
Total Homes Sold	15	30	-50.0%
Average Original List Price	\$1,005,260	\$861,300	16.7%
Average Sold Price	\$905,770	\$836,965	8.2%
Median Sold Price	\$820,500	\$619,000	32.6%
Average Days On Market from Original List Date	143	59	140.8%
Average Sold Price/Original List Price	91.52%	98.93%	-7.5%

June	Six-Month Absorption		
	2019	2018	% Change
Active	81	77	5.2%
Sold	55	99	-44.4%
Six-Month Average Sold Per Month	9.17	16.50	-44.4%
Months of Supply	8.83	4.67	89.3%

JUNE 2019
CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
385 Woodland Road	\$495,000	Colonial	3	1.1	\$385,000	53	77.8%
248 Plymouth Court	\$615,000	TwnIntUn	3	2.1	\$575,000	89	93.5%
3 Avery Court	\$599,900	MultiFlr	3	2.1	\$608,000	16	101.4%
9 Durwood Place	\$600,000	Colonial	3	2	\$575,000	48	95.8%
19 Avon Drive	\$695,000	Bi-Level	4	2	\$599,000	182	86.2%
30 Knollwood Avenue	\$750,000	Colonial	3	3.1	\$805,555	13	107.4%
5 Wilson Lane*	\$950,000	RanchExp	5	2.2	\$732,500	281	77.1%
25 Vinton Road*	\$850,000	Colonial	3	2.1	\$820,500	195	96.5%
44 Barnsdale Road	\$975,000	SplitLev	4	3.1	\$976,000	13	100.1%
275 Kings Road*	\$1,100,000	Colonial	5	3.2	\$970,000	144	88.2%
3 Belleau Avenue*	\$1,150,000	Colonial	4	3.1	\$1,050,000	437	91.3%
1 Belleau Avenue*	\$1,200,000	Colonial	4	2.1	\$1,100,000	468	91.7%
26 Hillcrest Road	\$1,299,000	Colonial	4	3.1	\$1,250,000	25	96.2%
5 Meadow Court	\$1,499,999	Colonial	6	4.2	\$1,425,000	18	95.0%
20 Park Lane (AKA as 6 Pa	\$2,300,000	Colonial	6	5.1	\$1,715,000	166	74.6%
Average	\$1,005,260		4	3	\$905,770	143	91.5%
Median	\$950,000		4	2	\$820,500	89	93.5%

* denotes home that was previously listed for sale.

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FOLLOW

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