

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

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 NOVEMBER 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 1.1 month. This means that we currently have low inventory and are leaning towards a seller's market.

MONTHLY ACTIVITY SUMMARY

November	2022	2021	Y-o-Y
Total Homes Sold	12	17	-29.4%
Average Original List Price	\$1,069,558	\$832,823	28.4%
Average Sold Price	\$1,047,125	\$779,176	34.4%
Median Sold Price	\$912,500	\$622,500	46.6%
Average Days On Market from Original List Date	37	76	-51.0%
Average Sold Price/Original List Price	97.28%	93.21%	4.4%

November	Six-Month Absorption		
	2022	2021	% Change
Active	15	12	25.0%
Sold	82	115	-28.7%
Six-Month Average Sold Per Month	13.67	19.17	-28.7%
Months of Supply	1.10	0.63	75.7%

NOVEMBER 2022 CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
81 Fairfax Court	\$489,000	MultiFlr	2	2.1	\$500,500	18	102%
38C Loantaka Way Unit C	\$524,900	TwnIntUn	2	1.1	\$490,000	21	93%
215 Greenwood Avenue*	\$529,000	Ranch	3	1	\$535,000	61	101%
157 Ridgedale Avenue	\$700,000	SeeRem	0	0	\$525,000	108	75%
6 Page Street*	\$774,900	CapeCod	4	2	\$775,000	16	100%
7 Christina Court	\$895,000	TwnEndUn	3	2.1	\$875,000	46	98%
336 Woodland Road	\$998,000	Ranch	3	1.1	\$950,000	51	95%
142 Rosedale Avenue	\$1,075,000	Colonial	4	2.1	\$1,160,000	13	108%
10 Beech Avenue	\$1,300,000	Colonial	4	3.1	\$1,300,000	11	100%
17 Cross Gates Road*	\$1,599,000	Colonial	5	4.1	\$1,620,000	78	101%
9 Green Hill Road	\$1,749,900	Colonial	5	3.1	\$1,625,000	24	93%
55 Sherwood Avenue	\$2,200,000	Colonial	6	6	\$2,210,000	0	100%
Average	\$1,069,558		3	2	\$1,047,125	37	97.3%
Median	\$946,500		4	2	\$912,500	23	100.0%

* denotes home that was previously listed for sale.

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