

SIX-MONTH ABSORPTION RATE
& UNITS SOLD

Month-Year	Months of Supply	#of Units Sold
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
Jul-19	5.52	25
Aug-19	4.35	22
Sep-19	4.49	12
Oct-19	4.04	12
Nov-19	3.24	17

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
INFO@THEWMHGROUP.COM
908.415.5005

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 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 3.2 months. This means that we currently have lower inventory and are leaning towards a seller's market.

MONTHLY ACTIVITY
SUMMARY

November	2019	2018	Y-o-Y
Total Homes Sold	17	15	13.3%
Average Original List Price	\$890,700	\$1,064,927	-16.4%
Average Sold Price	\$811,946	\$981,300	-17.3%
Median Sold Price	\$720,000	\$999,999	-28.0%
Average Days On Market from Original List Date	127	106	20.1%
Average Sold Price/Original List Price	93.54%	93.74%	-0.2%

November	Six-Month Absorption Rate		
	2019	2018	% Change
Active	55	53	3.8%
Sold	102	106	-3.8%
Six-Month Average Sold Per Month	17.00	17.67	-3.8%
Months of Supply	3.24	3.00	7.9%

NOVEMBER 2019
CLOSED SALES BY STREET

Address	Original List Price	Style	# BRS	# BTHS	Sold Price	Days on Market	SP/OLP
109 Ridgedale Avenue	\$399,000	Bi-Level	3	1	\$525,076	20	131.6%
70 Ridgedale Avenue	\$519,000	CapeCod	3	2	\$430,000	184	82.9%
3 Rolling Hill Court	\$579,000	TwnIntUn	2	2.1	\$499,000	194	86.2%
49 Sherwood Avenue	\$610,000	Ranch	3	1.1	\$595,000	24	97.5%
19 Rosewood Drive*	\$699,000	RanchExp	4	2.1	\$620,000	171	88.7%
2 Locust Street	\$649,000	Colonial	3	2	\$630,000	36	97.1%
25 Ridgedale Avenue Unit 10*	\$749,900	OneFloor	2	2	\$660,000	296	88.0%
245 Madison Avenue	\$700,000	Colonial	4	3	\$690,000	23	98.6%
11 Valley Road	\$775,000	CapeCod	3	2	\$790,000	9	101.9%
34 Central Avenue	\$795,000	Colonial	1	1.1	\$720,000	189	90.6%
69 Knollwood Avenue*	\$849,000	Colonial	4	2.1	\$810,000	107	95.4%
407 Woodland Road*	\$950,000	Colonial	4	3.2	\$840,000	263	88.4%
10 Loantaka Way	\$999,000	Colonial	4	3.1	\$899,000	165	90.0%
15 Garfield Avenue	\$1,150,000	Colonial	4	2.1	\$1,120,000	31	97.4%
67 Woodland Road	\$1,250,000	Colonial	5	3.1	\$1,200,000	43	96.0%
110 Woodland Road*	\$1,719,000	Colonial	5	6.1	\$1,350,000	250	78.5%
303 Woodland Road	\$1,750,000	Colonial	4	3.1	\$1,425,000	149	81.4%
Average	\$890,700		3	2	\$811,946	127	93.5%
Median	\$775,000		4	2	\$720,000	149	90.6%

* denotes home that was previously listed for sale.

CONTACT THE WMH Group TO PLAN YOUR NEXT MOVE:

JUDY WATSON

908.759.6494 M

JWATSON@LSRNJ.COM

REGINA MCAULEY

908.337.3327 M

RMCAULEY@LSRNJ.COM

KARA THOMS

908.451.5005 M

KTHOMS@LSRNJ.COM

FOLLOW

The WMHgroup:



THEWMHGROUP.COM

908.451.5005

INFO@THEWMHGROUP.COM