

Madison, WI Condo Report - May 2022

Monthly Indicators

Total Condo Sales

Madison condo sales for May totaled 93 units, representing a 14.68% decrease when compared to the 109 units that were sold in May of last year.

Current Month

vs. Prior Month
vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

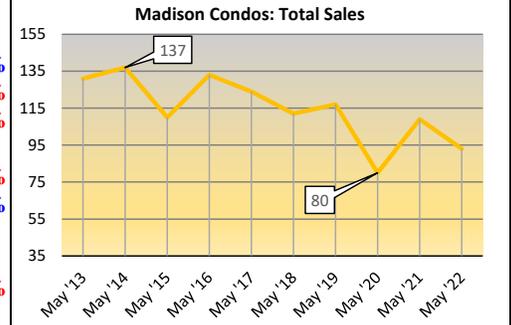
Year to Date

vs. Prior Year

Recent Figures

May	2022	93	
April	2022	88	▲ 5.68%
May	2021	109	▼ 14.68%
May	2018-'22	102	▼ 9.00%
May	2014	137	▼ 32.12%
May	2020	80	▲ 16.25%
May	2022	93	
May	2021	109	▼ 14.68%

Trends



Commentary

"Historical data indicates that May condo sales on average (2018-2022) increase from May by 17.74%. May 2022's sales increased 5.68% from the previous month."

Historical Home Sales

May	2022	93	▲ 0.00%
May	2021	109	▼ 14.68%
May	2020	80	▲ 16.25%
May	2019	117	▼ 20.51%
May	2018	112	▼ 16.96%
5-Year Avg:		102.2	▼ 9.00%
3-Year Avg:		94.0	▼ 1.06%

Median Sales Price

The median sales price for Madison condominiums this month was \$269,650, a 13.78% increase from last year's median sales price of \$237,000.

Current Month

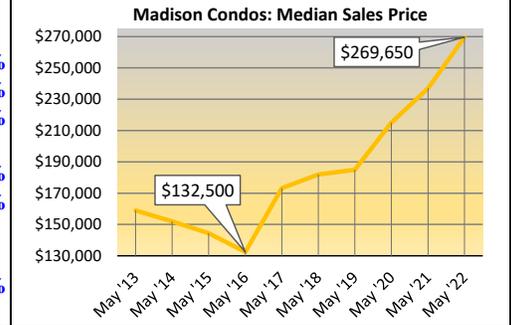
vs. Prior Month
vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Year to Date

vs. Prior Year

May	2022	\$269,650	
April	2022	\$269,500	▲ 0.06%
May	2021	\$237,000	▲ 13.78%
May	2018-'22	\$217,700	▲ 23.86%
May	2022	\$269,650	▲ 0.00%
May	2016	\$132,500	▲ 103.51%
May	2022	\$269,650	
May	2021	\$237,000	▲ 13.78%



Commentary

"Historical data indicates that May median sales prices on average (2018-2022) decrease 3.65% from the month of April. The current month's median price *increased only* by 0.06% from the prior month."

Historical Home Sales

May	2022	\$269,650	▲ 0.00%
May	2021	\$237,000	▲ 13.78%
May	2020	\$215,000	▲ 25.42%
May	2019	\$184,900	▲ 45.84%
May	2018	\$181,950	▲ 48.20%
5-Year Avg:		\$217,700	▲ 23.86%
3-Year Avg:		\$240,550	▲ 12.10%

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Average Sale Prices

The average sales price for Madison condominiums this month was \$270,491, a 0.20% decrease from May 2021's average sales price of \$271,027.

Current Month

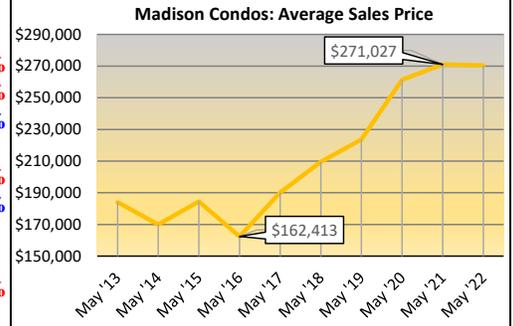
vs. Prior Month
vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Year to Date

vs. Prior Year

May	2022	\$270,491	
April	2022	\$321,078	▼ 15.76%
May	2021	\$271,027	▼ 0.20%
May	2018-'22	\$247,209	▲ 9.42%
May	2021	\$271,027	▼ 0.20%
May	2016	\$162,413	▲ 66.55%
May	2022	\$270,491	
May	2021	\$271,027	▼ 0.20%



Commentary

"Historical data indicates that May average condo sales prices on average (2018-2022) decrease 7.15% from the month of April. The current average price decreased 15.76% from the prior month.

Historical Average Selling Price

May	2022	\$270,491	▲ 0.00%
May	2021	\$271,027	▼ 0.20%
May	2020	\$261,341	▲ 3.50%
May	2019	\$223,675	▲ 20.93%
May	2018	\$209,513	▲ 29.10%
5-Year Avg:		\$247,209	▲ 9.42%
3-Year Avg:		\$267,620	▲ 1.07%

Days on Market (DOM)

The average number of days that a Madison condominium was on the market in May 2022 was 12, representing a 28.88% decrease from 17 days on the market in May 2021.

Current Month

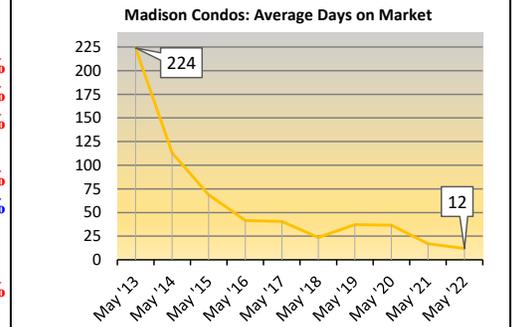
vs. Prior Month
vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Year to Date

vs. Prior Year

May	2022	12	
April	2022	25	▼ 51.72%
May	2021	17	▼ 28.88%
May	2018-'22	25	▼ 52.42%
May	2013	224	▼ 94.63%
May	2022	12	▲ 0.00%
May	2022	12	
May	2021	17	▼ 28.88%



Commentary

"The 5-year DOM average (2018-2022) for the month of May is 25 days, which is 13 days more than current results. DOM is anticipated to remain within the current range (15-45 days) for the foreseeable future."

Historical Average DOM

May	2022	12
May	2021	17
May	2020	37
May	2019	37
May	2018	24
5-Year Avg:		25