

Q3 2022

Madison Market Report

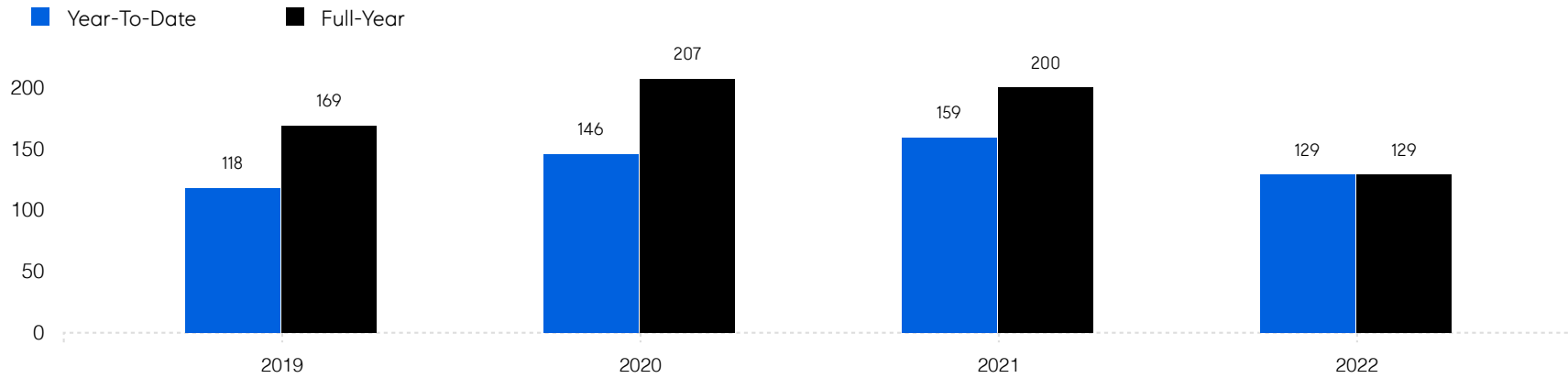
COMPASS

Madison

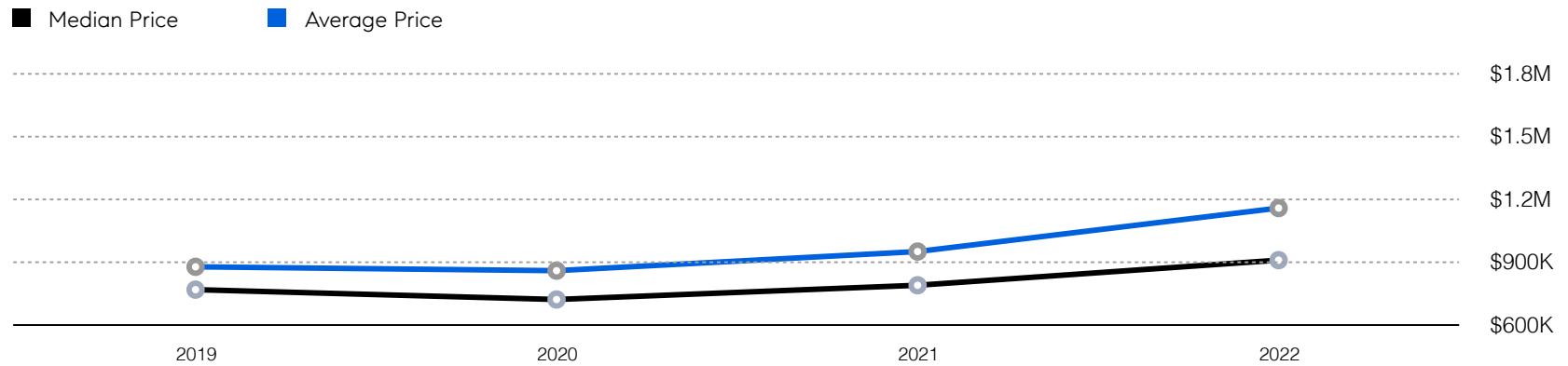
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	139	108	-22.3%
	SALES VOLUME	\$147,480,727	\$134,156,713	-9.0%
	MEDIAN PRICE	\$975,000	\$1,021,500	4.8%
	AVERAGE PRICE	\$1,061,012	\$1,242,192	17.1%
	AVERAGE DOM	32	19	-40.6%
	# OF CONTRACTS	143	113	-21.0%
	# NEW LISTINGS	171	127	-25.7%
Condo/Co-op/Townhouse	# OF SALES	20	21	5.0%
	SALES VOLUME	\$11,222,700	\$15,333,448	36.6%
	MEDIAN PRICE	\$543,000	\$700,000	28.9%
	AVERAGE PRICE	\$561,135	\$730,164	30.1%
	AVERAGE DOM	30	25	-16.7%
	# OF CONTRACTS	21	19	-9.5%
	# NEW LISTINGS	25	28	12.0%

Madison

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 09/30/2022
Source: NJMLS, 01/01/2020 to 09/30/2022
Source: Hudson MLS, 01/01/2020 to 09/30/2022

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.