

Q1 2023

Madison Market Report

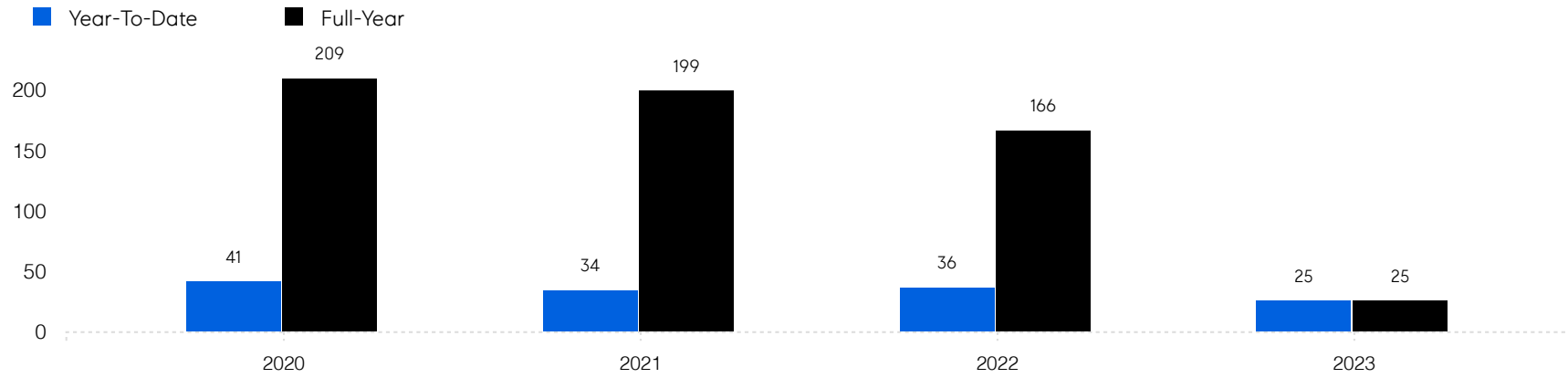
COMPASS

Madison

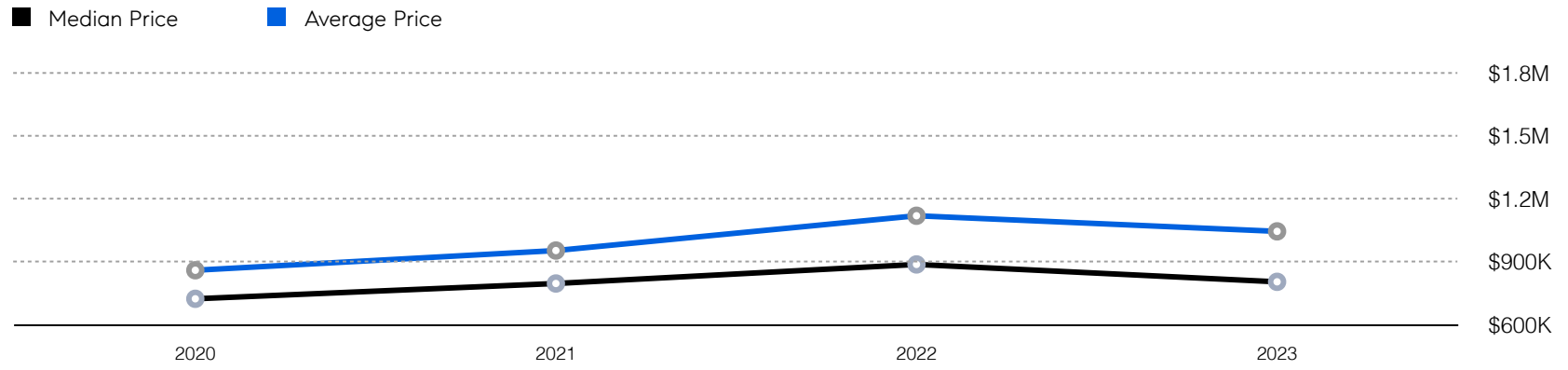
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	17	-46.9%
	SALES VOLUME	\$35,782,899	\$21,990,000	-38.5%
	MEDIAN PRICE	\$842,500	\$1,150,000	36.5%
	AVERAGE PRICE	\$1,118,216	\$1,293,529	15.7%
	AVERAGE DOM	24	36	50.0%
	# OF CONTRACTS	45	34	-24.4%
	# NEW LISTINGS	48	47	-2.1%
Condo/Co-op/Townhouse	# OF SALES	4	8	100.0%
	SALES VOLUME	\$3,040,000	\$4,106,900	35.1%
	MEDIAN PRICE	\$756,000	\$470,000	-37.8%
	AVERAGE PRICE	\$760,000	\$513,363	-32.5%
	AVERAGE DOM	16	31	93.8%
	# OF CONTRACTS	8	12	50.0%
	# NEW LISTINGS	11	15	36.4%

Madison

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

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.