

Q2 2023

Madison Market Report

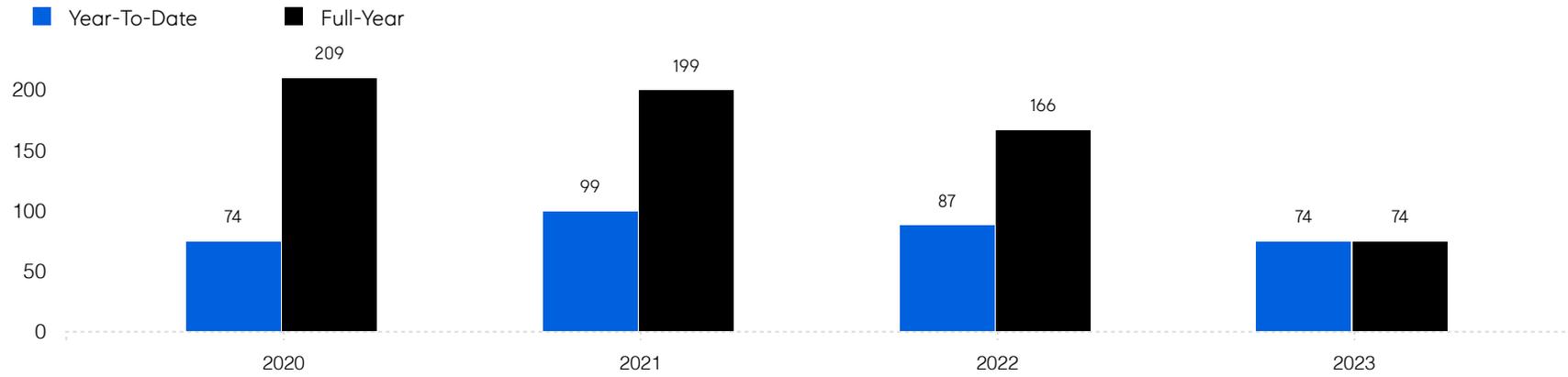
COMPASS

Madison

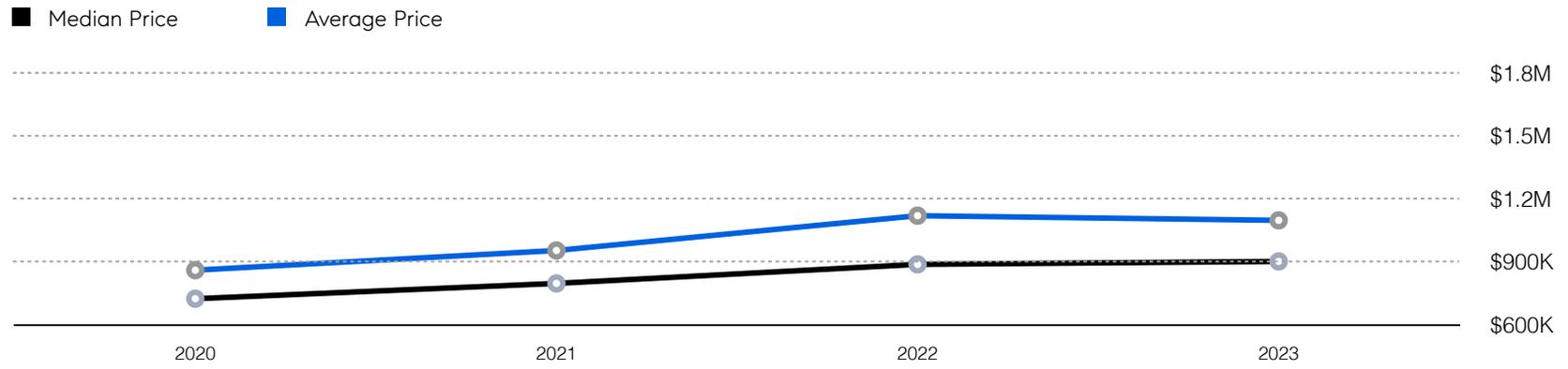
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	75	55	-26.7%
	SALES VOLUME	\$89,558,512	\$70,409,625	-21.4%
	MEDIAN PRICE	\$960,000	\$1,095,000	14.1%
	AVERAGE PRICE	\$1,194,113	\$1,280,175	7.2%
	AVERAGE DOM	20	23	15.0%
	# OF CONTRACTS	81	74	-8.6%
	# NEW LISTINGS	99	102	3.0%
Condo/Co-op/Townhouse	# OF SALES	12	19	58.3%
	SALES VOLUME	\$8,885,799	\$10,709,700	20.5%
	MEDIAN PRICE	\$701,000	\$470,000	-33.0%
	AVERAGE PRICE	\$740,483	\$563,668	-23.9%
	AVERAGE DOM	26	25	-3.8%
	# OF CONTRACTS	15	23	53.3%
	# NEW LISTINGS	26	27	3.8%

Madison

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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.