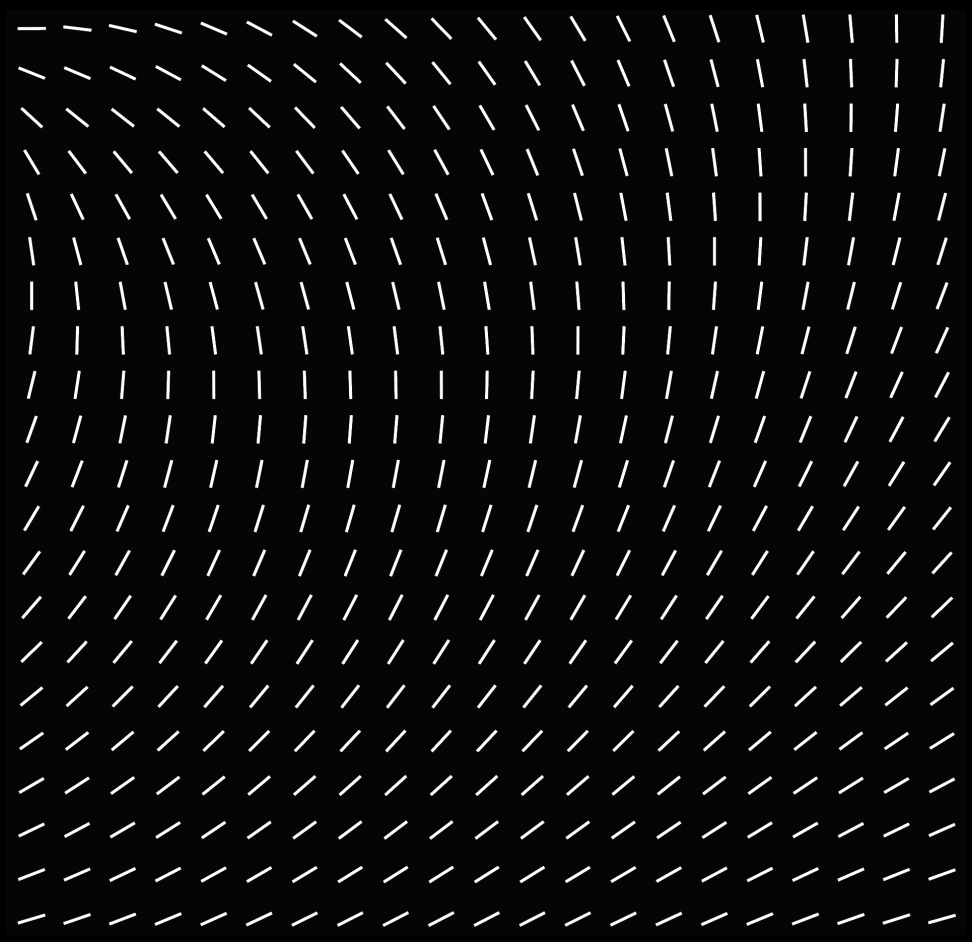


COMPASS

October 2022

Madison
Market Insights

Madison

OCTOBER 2022

UNDER CONTRACT

9	$1.0M	$895K
Total Properties	Average Price	Median Price
-31%	34%	33%
Decrease From Oct 2021	Increase From Oct 2021	Increase From Oct 2021

UNITS SOLD

9	$774K	$766K
Total Properties	Average Price	Median Price
13%	1%	1%
Increase From Oct 2021	Change From Oct 2021	Increase From Oct 2021

Property Statistics

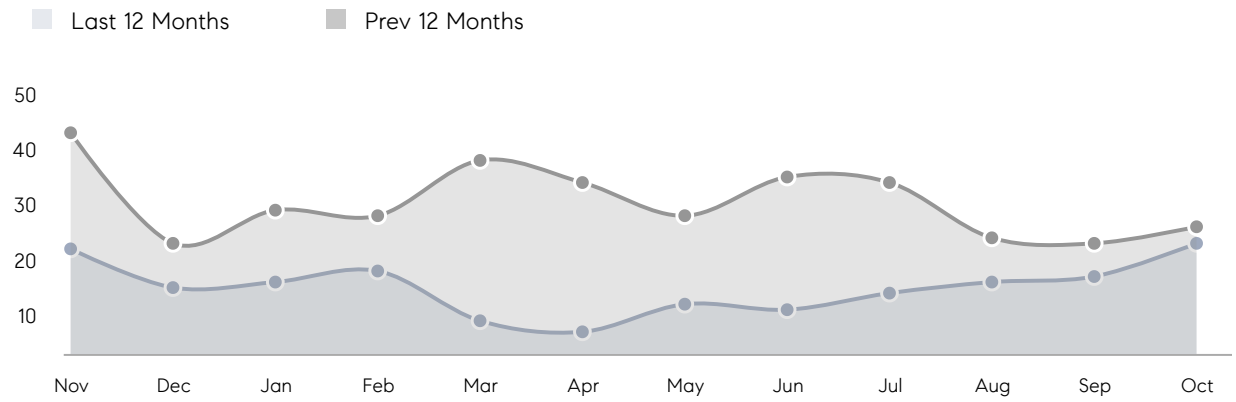
		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	26	29	-10%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	$774,778	$767,188	1.0%
	# OF CONTRACTS	9	13	-30.8%
	NEW LISTINGS	15	21	-29%
Houses	AVERAGE DOM	22	27	-19%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	$814,125	$814,286	0%
	# OF CONTRACTS	6	12	-50%
	NEW LISTINGS	11	15	-27%
Condo/Co-op/TH	AVERAGE DOM	62	48	29%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	$460,000	$437,500	5%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	4	6	-33%

Sources: Garden State MLS, Hudson MLS, NJ MLS

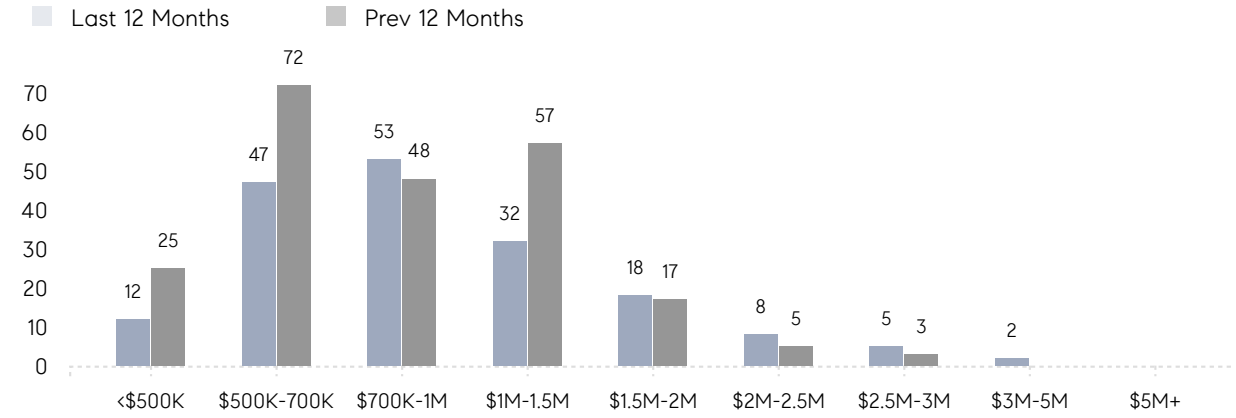
Madison

OCTOBER 2022

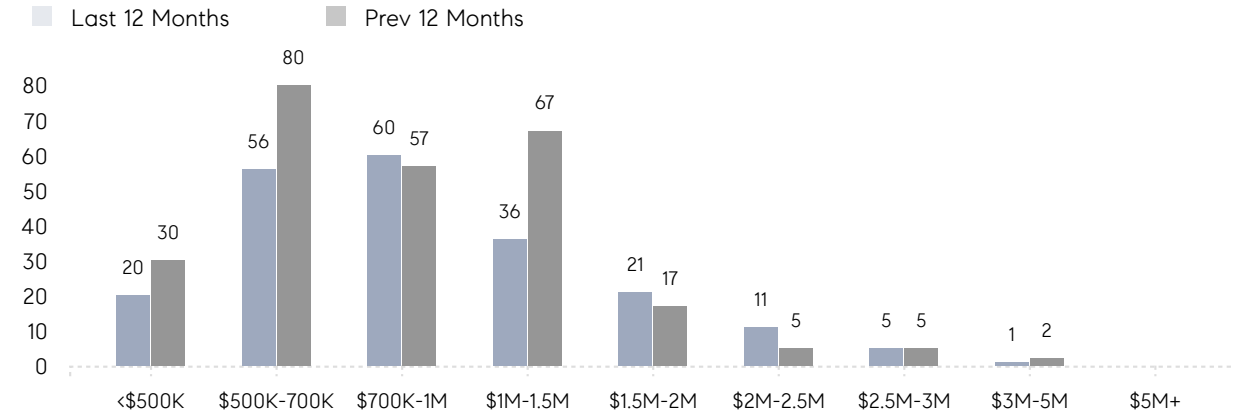
Monthly Inventory



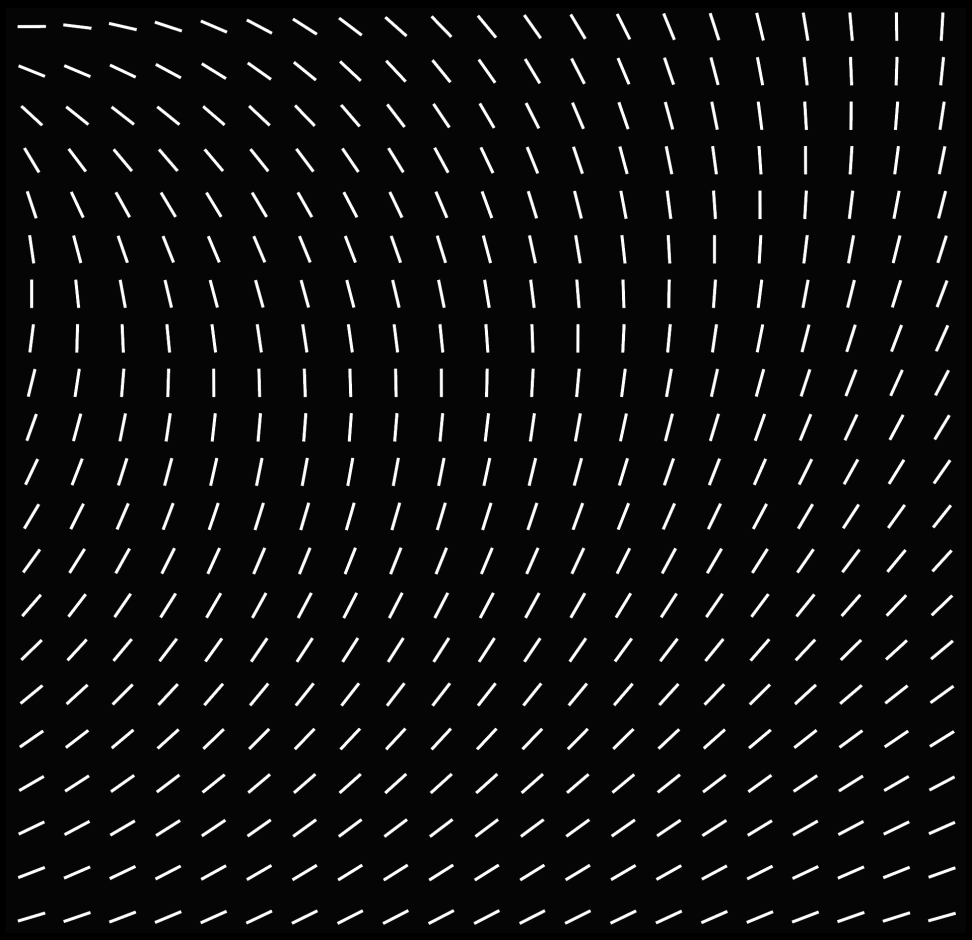
Contracts By Price Range



Listings By Price Range



Sources: Garden State MLS, Hudson MLS, NJ MLS



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