

## Local Market Update for July 2020

Provided by New Jersey REALTORS®



# Madison Boro

Morris County

### Single Family

	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	23	25	+ 8.7%	177	154	- 13.0%
Closed Sales	22	18	- 18.2%	71	85	+ 19.7%
Days on Market Until Sale	48	31	- 35.4%	62	61	- 1.6%
Median Sales Price*	\$738,000	<b>\$730,000</b>	- 1.1%	\$820,500	<b>\$749,900</b>	- 8.6%
Percent of List Price Received*	97.3%	<b>98.4%</b>	+ 1.1%	97.0%	<b>97.6%</b>	+ 0.6%
Inventory of Homes for Sale	70	44	- 37.1%	--	--	--
Months Supply of Inventory	6.0	3.2	- 46.7%	--	--	--

### Townhouse-Condo

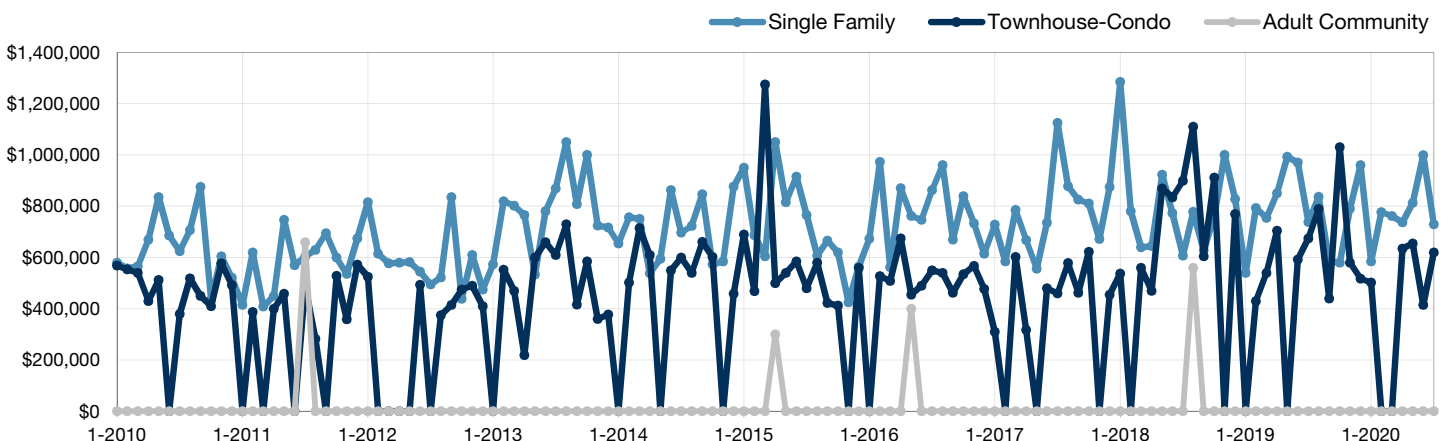
	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	4	+ 300.0%	22	31	+ 40.9%
Closed Sales	4	3	- 25.0%	11	9	- 18.2%
Days on Market Until Sale	54	78	+ 44.4%	59	47	- 20.3%
Median Sales Price*	\$674,000	<b>\$620,000</b>	- 8.0%	\$600,000	<b>\$555,000</b>	- 7.5%
Percent of List Price Received*	97.8%	<b>98.5%</b>	+ 0.7%	98.6%	<b>98.4%</b>	- 0.2%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	4.0	5.6	+ 40.0%	--	--	--

### Adult Community

	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type By Month



Current as of August 20, 2020. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2020 ShowingTime.