

Madison

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Overhill Drive	Ranch	3	2.1	23	\$999,999	\$899,999	\$899,999	100.00%	\$522,700	1.72
2	65 Shadylawn Drive	CapeCod	3	2.0	18	\$859,000	\$859,000	\$920,000	107.10%	\$461,000	2.00
3	37 Knollwood Avenue	CapeCod	3	3.0	9	\$779,000	\$779,000	\$952,500	122.27%	\$473,500	2.01
4	7 Christina Court	TwndUn	3	2.1	8	\$980,000	\$980,000	\$999,999	102.04%	\$576,200	1.74
5	30 Ferndale Road	Ranch	3	2.0	10	\$899,000	\$899,000	\$1,105,000	122.91%	\$520,200	2.12
6	198 Kings Road	Colonial	4	3.0	51	\$1,299,999	\$1,199,999	\$1,125,000	93.75%	\$679,500	1.66
7	12 Candlewood Drive	SplitLev	4	2.1	12	\$1,175,000	\$1,175,000	\$1,450,000	123.40%	\$681,000	2.13
8	75 Woodland Road	Colonial	3	2.1	13	\$1,499,000	\$1,499,000	\$1,610,000	107.40%	\$740,700	2.17
9	11 Fairwood Road	Colonial	5	3.0	16	\$1,895,000	\$1,895,000	\$2,050,000	108.18%	\$833,400	2.46
10	31 Garfield Avenue	Colonial	6	4.1	34	\$2,199,000	\$2,199,000	\$2,075,000	94.36%	\$1,312,900	1.58
11	26 Longview Avenue	Colonial	4	3.1	13	\$1,895,000	\$1,895,000	\$2,150,000	113.46%	\$937,200	2.29
12	55 Pomeroy Road	Colonial	5	4.1	1	\$2,000,000	\$2,000,000	\$2,500,000	125.00%	\$1,256,900	1.99
13	393 Woodland Road	Colonial	7	7.0	1	\$2,700,000	\$2,700,000	\$2,700,000	100.00%	New	
14	10 West Lane	Colonial	5	5.2	14	\$2,300,000	\$2,300,000	\$2,750,000	119.57%	\$1,346,200	2.04
AVERAGE					16	\$1,534,286	\$1,520,000	\$1,663,393	109.96%		1.99

"Active" Listings in Madison

Number of Units: 8
Average List Price: \$1,062,850
Average Days on Market: 43

"Under Contract" Listings in Madison

Number of Units: 14
Average List Price: \$1,480,421
Average Days on Market: 20

Madison 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	26	21	21	27	20	33	14	16					22
List Price	\$990,530	\$1,487,525	\$1,253,978	\$1,776,818	\$1,664,762	\$1,404,563	\$1,315,214	\$1,520,000					\$1,435,709
Sales Price	\$1,028,760	\$1,514,714	\$1,403,000	\$1,937,055	\$1,817,617	\$1,524,663	\$1,398,143	\$1,663,393					\$1,550,110
SP:LP%	103.39%	101.20%	114.83%	110.76%	113.76%	110.75%	108.80%	109.96%					109.66%
SP to AV	1.82	1.72	1.97	1.84	2.25	1.98	1.98	1.99					1.97
# Units Sold	10	7	9	11	13	16	14	14					94
3 Mo Rate of Ab	1.00	1.96	1.32	1.55	1.36	0.90	1.00	0.63					1.22
Active Listings	9	15	8	13	14	9	11	8					11
Under Contracts	10	11	21	25	23	21	22	14					18

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	25	22	-10.80%
Sales Price	\$1,432,907	\$1,550,110	8.18%
LP:SP	108.48%	109.66%	1.09%
SP:AV	1.80	1.97	9.38%

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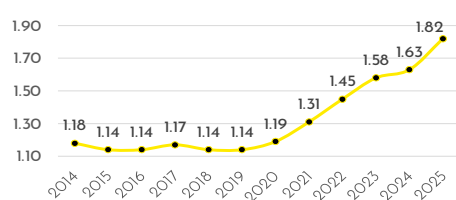
YTD	2025	2026	% Change
# Units Sold	83	94	13.25%
Rate of Ab 3 mo	1.38	1.22	-11.88%
Actives	12	11	-9.38%
Under Contracts	16	18	13.95%

Madison Yearly Market Trends

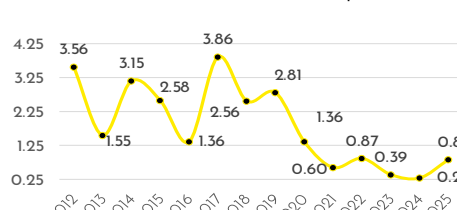


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$702K	\$867K	\$823K	\$816K	\$775K	\$708K	\$762K	\$733K	\$725K	\$861K	\$820K	\$836K	\$912K	\$865K	\$910K	\$896K	\$875K	\$955K	\$1,083	\$1,107M	\$1,219M	\$1,353
SP	\$695K	\$857K	\$802K	\$793K	\$741K	\$673K	\$731K	\$702K	\$699K	\$841K	\$802K	\$821K	\$890K	\$842K	\$891K	\$871K	\$855K	\$931K	\$1,122M	\$1,149M	\$1,274	\$1,437

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

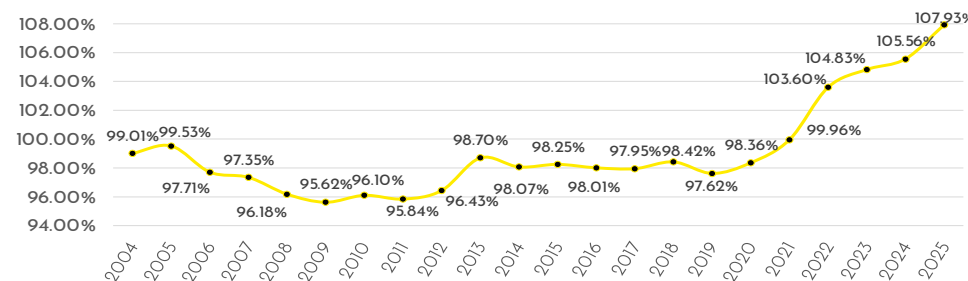


*2013 Madison Tax Re Evaluation

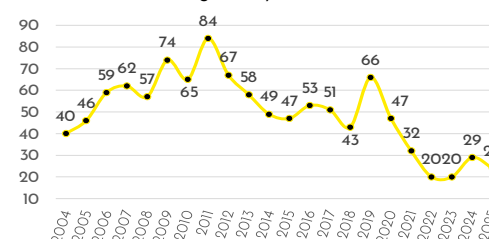
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Madison Yearly Market Trends

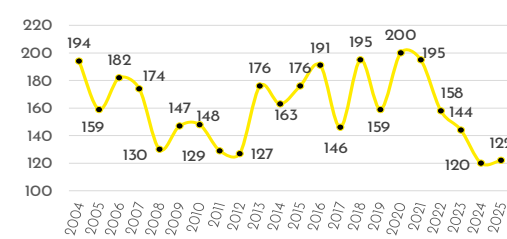
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.