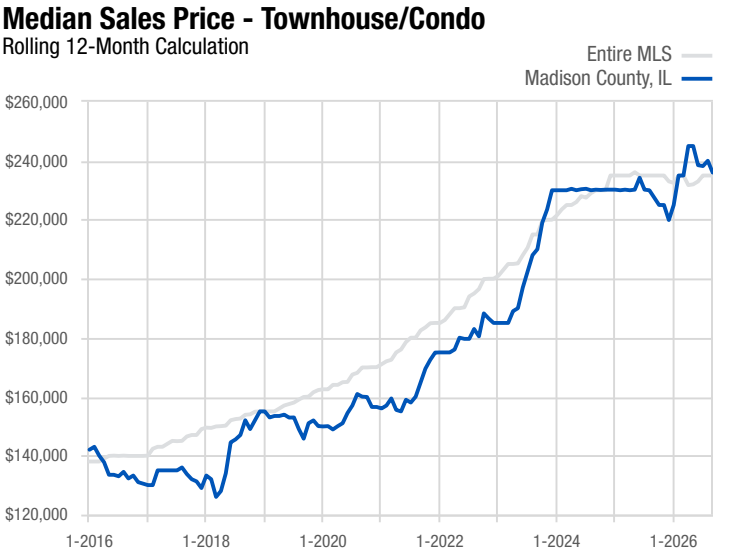
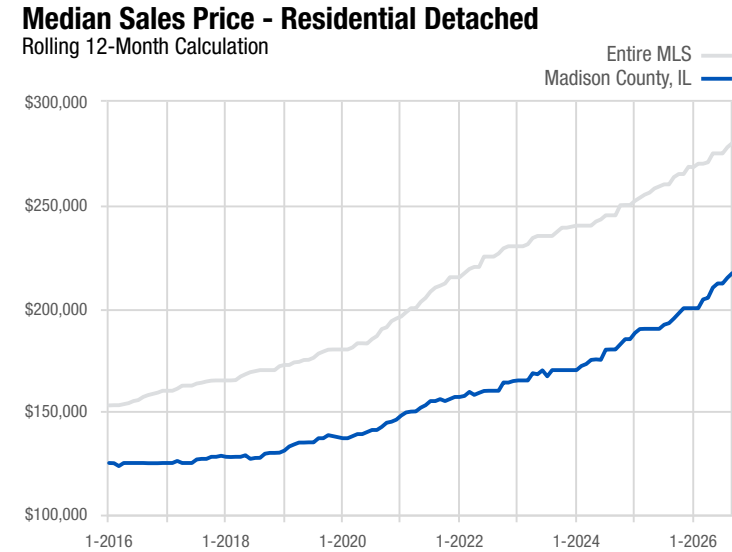


Madison County, IL

Residential Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	355	322	- 9.3%	2,893	2,832	- 2.1%
Pending Sales	291	164	- 43.6%	2,521	2,356	- 6.5%
Closed Sales	297	273	- 8.1%	2,359	2,358	- 0.0%
Days on Market Until Sale	41	36	- 12.2%	43	48	+ 11.6%
Median Sales Price*	\$205,000	\$232,000	+ 13.2%	\$196,500	\$220,000	+ 12.0%
Average Sales Price*	\$246,802	\$282,924	+ 14.6%	\$238,758	\$259,358	+ 8.6%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	559	659	+ 17.9%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	16	16	0.0%	125	153	+ 22.4%
Pending Sales	13	13	0.0%	107	114	+ 6.5%
Closed Sales	12	11	- 8.3%	95	115	+ 21.1%
Days on Market Until Sale	32	26	- 18.8%	44	43	- 2.3%
Median Sales Price*	\$250,000	\$185,000	- 26.0%	\$216,000	\$232,500	+ 7.6%
Average Sales Price*	\$259,825	\$225,882	- 13.1%	\$229,585	\$239,546	+ 4.3%
Percent of List Price Received*	99.9%	100.3%	+ 0.4%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	28	45	+ 60.7%	—	—	—
Months Supply of Inventory	2.4	3.8	+ 58.3%	—	—	—

* 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.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.