Local Market Update – October 2026

A Research Tool Provided by MARIS

MARIS

Monroe County, IL

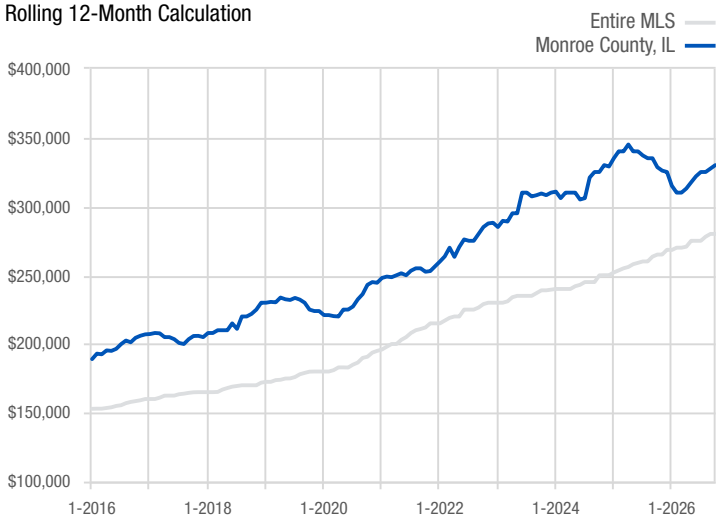
Residential Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	37	**36**	- 2.7%	388	**378**	- 2.6%
Pending Sales	26	**16**	- 38.5%	299	**298**	- 0.3%
Closed Sales	34	**28**	- 17.6%	305	**312**	+ 2.3%
Days on Market Until Sale	56	**39**	- 30.4%	48	**50**	+ 4.2%
Median Sales Price*	$312,500	**$338,750**	+ 8.4%	$326,000	**$332,500**	+ 2.0%
Average Sales Price*	$362,374	**$368,340**	+ 1.6%	$364,646	**$350,487**	- 3.9%
Percent of List Price Received*	101.3%	**98.6%**	- 2.7%	99.6%	**99.0%**	- 0.6%
Inventory of Homes for Sale	96	**98**	+ 2.1%	—	—	—
Months Supply of Inventory	3.2	**3.3**	+ 3.1%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**1**	0.0%	20	**33**	+ 65.0%
Pending Sales	1	**0**	- 100.0%	19	**16**	- 15.8%
Closed Sales	3	**0**	- 100.0%	20	**12**	- 40.0%
Days on Market Until Sale	23	—	—	75	**31**	- 58.7%
Median Sales Price*	$167,000	—	—	$294,950	**$297,500**	+ 0.9%
Average Sales Price*	$195,667	—	—	$311,095	**$290,533**	- 6.6%
Percent of List Price Received*	100.9%	—	—	101.1%	**97.8%**	- 3.3%
Inventory of Homes for Sale	3	**17**	+ 466.7%	—	—	—
Months Supply of Inventory	1.3	**7.4**	+ 469.2%	—	—	—

* 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.

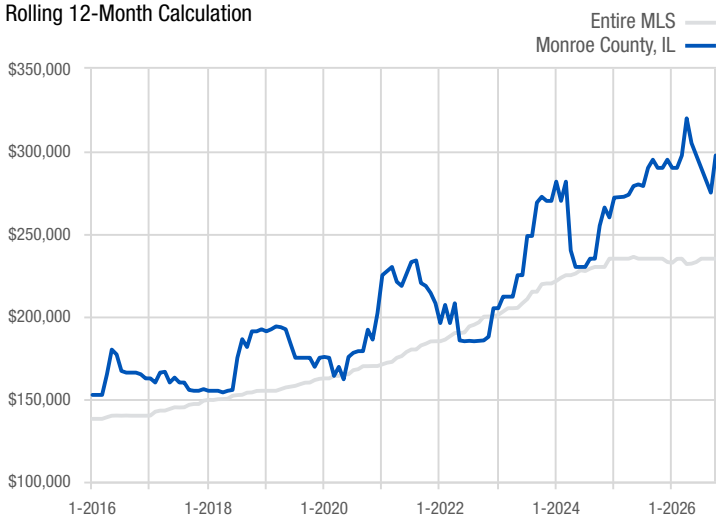
Median Sales Price - Residential Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.

Current as of November 4, 2026. All data from MARIS. Report © 2026 ShowingTime Plus, LLC.