

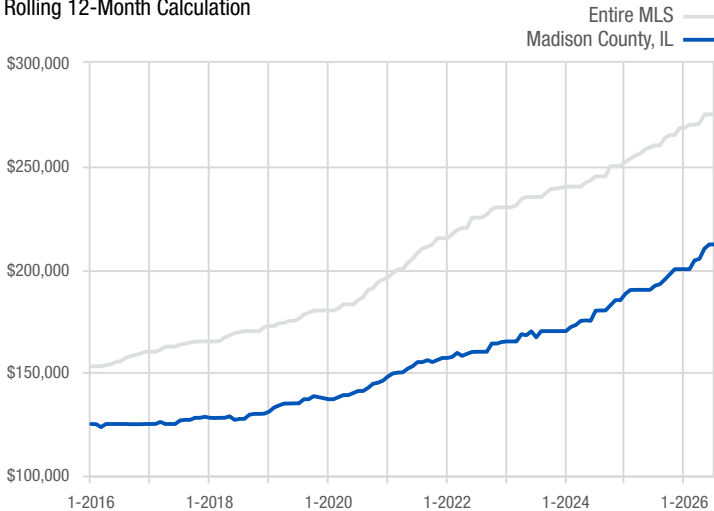
Madison County, IL

Residential Detached	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	339	407	+ 20.1%	2,174	2,172	- 0.1%
Pending Sales	277	205	- 26.0%	1,943	1,796	- 7.6%
Closed Sales	308	329	+ 6.8%	1,782	1,794	+ 0.7%
Days on Market Until Sale	38	38	0.0%	42	51	+ 21.4%
Median Sales Price*	\$225,000	\$225,000	0.0%	\$195,000	\$219,000	+ 12.3%
Average Sales Price*	\$266,185	\$258,700	- 2.8%	\$236,562	\$256,342	+ 8.4%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	498	655	+ 31.5%	—	—	—
Months Supply of Inventory	1.9	2.6	+ 36.8%	—	—	—

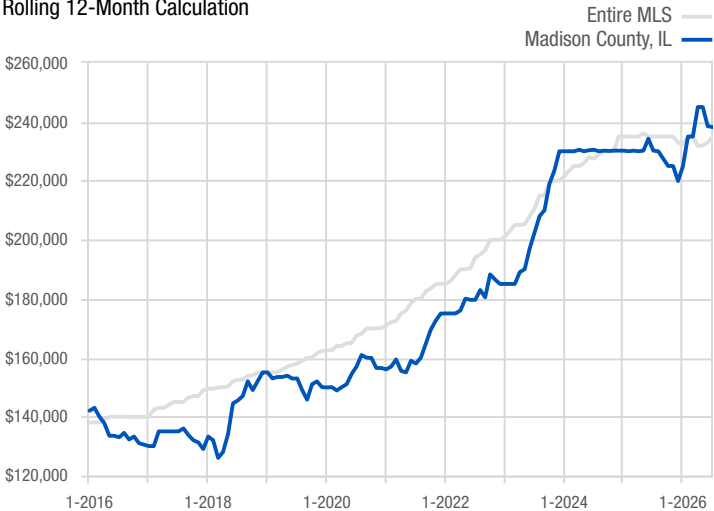
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	14	24	+ 71.4%	89	121	+ 36.0%
Pending Sales	14	11	- 21.4%	77	88	+ 14.3%
Closed Sales	7	14	+ 100.0%	64	88	+ 37.5%
Days on Market Until Sale	63	46	- 27.0%	46	47	+ 2.2%
Median Sales Price*	\$185,000	\$200,000	+ 8.1%	\$219,950	\$246,000	+ 11.8%
Average Sales Price*	\$182,414	\$197,021	+ 8.0%	\$233,647	\$248,140	+ 6.2%
Percent of List Price Received*	97.7%	95.3%	- 2.5%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	24	40	+ 66.7%	—	—	—
Months Supply of Inventory	2.0	3.3	+ 65.0%	—	—	—

* 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.

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.