

Madison County, IL

Residential Detached

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	283	323	+ 14.1%	720	777	+ 7.9%
Pending Sales	266	287	+ 7.9%	669	701	+ 4.8%
Closed Sales	262	238	- 9.2%	628	632	+ 0.6%
Days on Market Until Sale	53	53	0.0%	54	53	- 1.9%
Median Sales Price*	\$174,500	\$181,000	+ 3.7%	\$160,000	\$180,000	+ 12.5%
Average Sales Price*	\$212,750	\$219,658	+ 3.2%	\$210,655	\$216,774	+ 2.9%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	97.9%	97.6%	- 0.3%
Inventory of Homes for Sale	436	440	+ 0.9%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

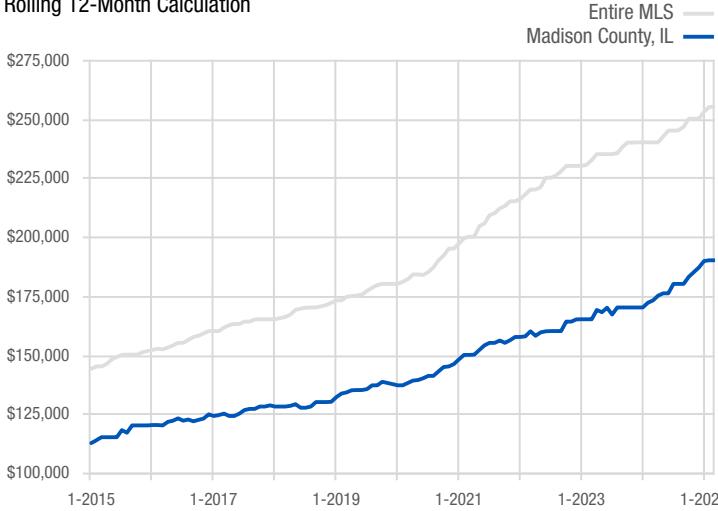
Townhouse/Condo

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	8	21	+ 162.5%	27	40	+ 48.1%
Pending Sales	4	13	+ 225.0%	29	31	+ 6.9%
Closed Sales	10	9	- 10.0%	31	24	- 22.6%
Days on Market Until Sale	40	19	- 52.5%	48	41	- 14.6%
Median Sales Price*	\$152,375	\$230,000	+ 50.9%	\$189,500	\$216,550	+ 14.3%
Average Sales Price*	\$153,995	\$223,668	+ 45.2%	\$195,363	\$201,905	+ 3.3%
Percent of List Price Received*	95.1%	100.0%	+ 5.2%	96.8%	98.7%	+ 2.0%
Inventory of Homes for Sale	22	22	0.0%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

* 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.

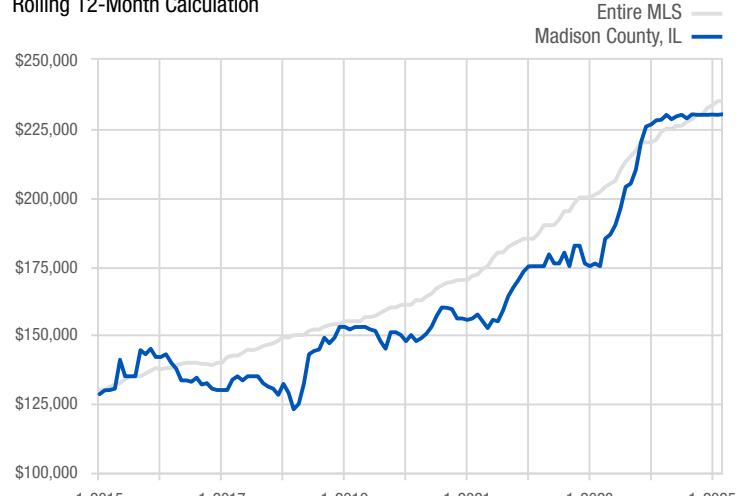
Median Sales Price - Residential Detached

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.