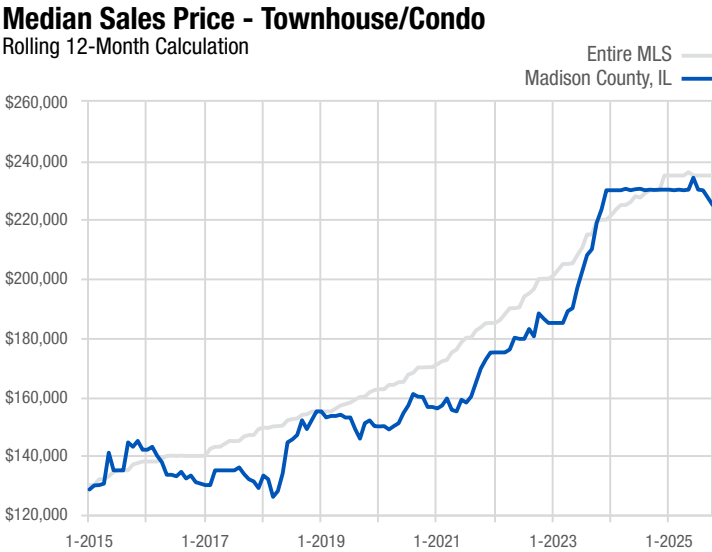
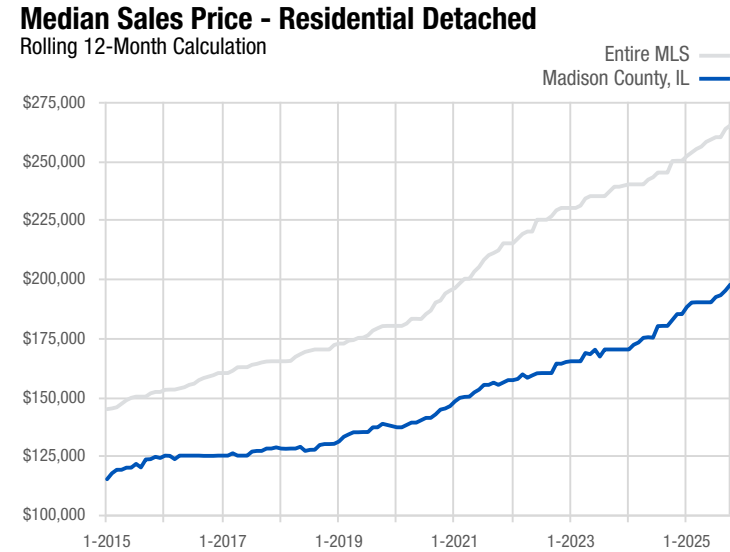


Madison County, IL

Residential Detached	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	330	328	- 0.6%	3,025	3,221	+ 6.5%
Pending Sales	272	190	- 30.1%	2,613	2,698	+ 3.3%
Closed Sales	269	297	+ 10.4%	2,580	2,654	+ 2.9%
Days on Market Until Sale	51	46	- 9.8%	46	43	- 6.5%
Median Sales Price*	\$197,000	\$215,000	+ 9.1%	\$185,500	\$200,000	+ 7.8%
Average Sales Price*	\$239,143	\$250,701	+ 4.8%	\$229,971	\$240,148	+ 4.4%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	607	655	+ 7.9%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	12	17	+ 41.7%	138	142	+ 2.9%
Pending Sales	12	8	- 33.3%	127	115	- 9.4%
Closed Sales	11	15	+ 36.4%	126	110	- 12.7%
Days on Market Until Sale	55	50	- 9.1%	50	45	- 10.0%
Median Sales Price*	\$230,000	\$209,000	- 9.1%	\$230,000	\$215,450	- 6.3%
Average Sales Price*	\$227,889	\$209,667	- 8.0%	\$225,667	\$226,869	+ 0.5%
Percent of List Price Received*	93.8%	98.9%	+ 5.4%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	31	33	+ 6.5%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

* 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.



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.