Local Market Update – October 2026

A Research Tool Provided by MARIS

MARIS

Madison County, IL

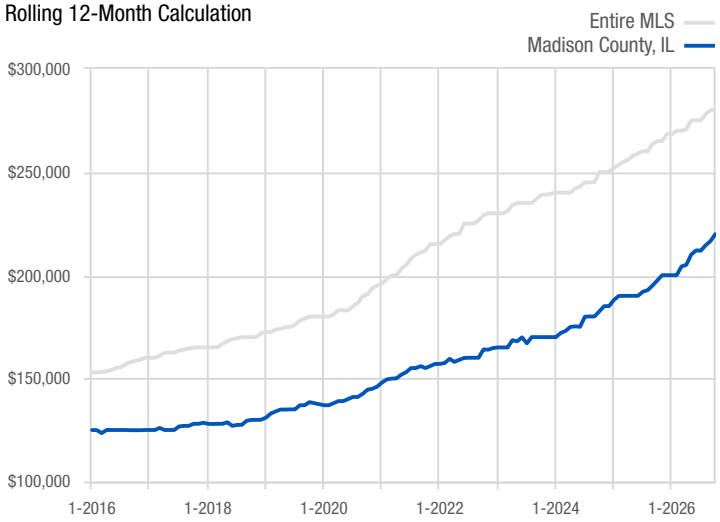
Residential Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	327	**347**	+ 6.1%	3,220	**3,179**	- 1.3%
Pending Sales	262	**187**	- 28.6%	2,783	**2,615**	- 6.0%
Closed Sales	303	**250**	- 17.5%	2,662	**2,613**	- 1.8%
Days on Market Until Sale	46	**47**	+ 2.2%	43	**48**	+ 11.6%
Median Sales Price*	$212,500	**$229,013**	+ 7.8%	$200,000	**$220,000**	+ 10.0%
Average Sales Price*	$249,668	**$256,929**	+ 2.9%	$239,992	**$258,960**	+ 7.9%
Percent of List Price Received*	99.3%	**99.3%**	0.0%	99.1%	**99.4%**	+ 0.3%
Inventory of Homes for Sale	575	**695**	+ 20.9%	—	**—**	—
Months Supply of Inventory	2.1	**2.8**	+ 33.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	18	**13**	- 27.8%	143	**166**	+ 16.1%
Pending Sales	12	**10**	- 16.7%	119	**129**	+ 8.4%
Closed Sales	16	**14**	- 12.5%	111	**129**	+ 16.2%
Days on Market Until Sale	50	**103**	+ 106.0%	45	**49**	+ 8.9%
Median Sales Price*	$192,000	**$276,500**	+ 44.0%	$214,900	**$237,450**	+ 10.5%
Average Sales Price*	$203,719	**$264,014**	+ 29.6%	$225,856	**$242,222**	+ 7.2%
Percent of List Price Received*	99.0%	**99.2%**	+ 0.2%	99.1%	**99.3%**	+ 0.2%
Inventory of Homes for Sale	31	**37**	+ 19.4%	—	**—**	—
Months Supply of Inventory	2.7	**3.0**	+ 11.1%	—	**—**	—

* 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.

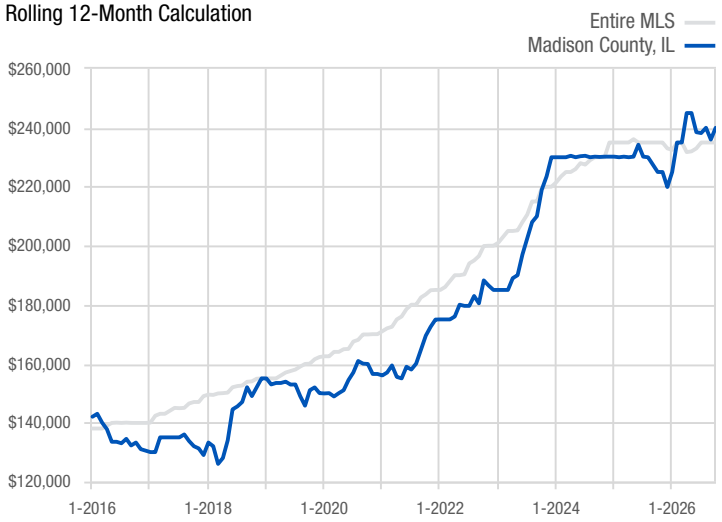
Median Sales Price - Residential Detached

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.