

Madison County, IL

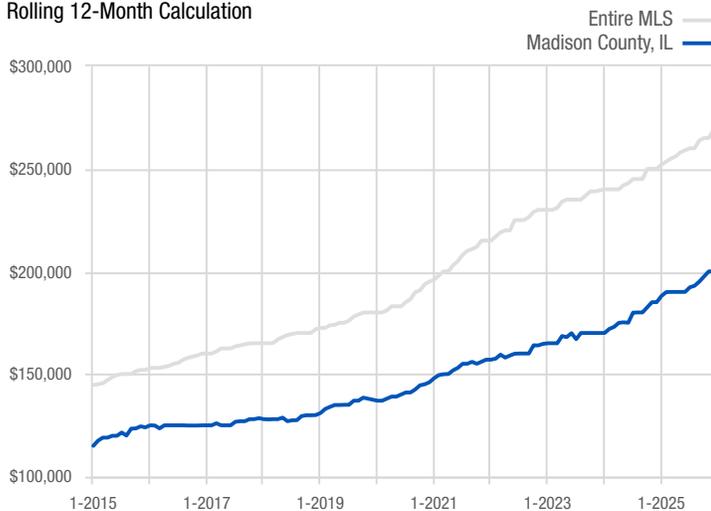
Residential Detached	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	210	163	- 22.4%	3,497	3,656	+ 4.5%
Pending Sales	238	143	- 39.9%	3,070	3,140	+ 2.3%
Closed Sales	269	259	- 3.7%	3,077	3,137	+ 1.9%
Days on Market Until Sale	45	48	+ 6.7%	46	44	- 4.3%
Median Sales Price*	\$180,000	\$192,000	+ 6.7%	\$185,000	\$200,000	+ 8.1%
Average Sales Price*	\$227,390	\$233,833	+ 2.8%	\$229,676	\$242,641	+ 5.6%
Percent of List Price Received*	98.1%	98.1%	0.0%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	507	549	+ 8.3%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	8	9	+ 12.5%	160	162	+ 1.3%
Pending Sales	7	9	+ 28.6%	148	134	- 9.5%
Closed Sales	16	9	- 43.8%	156	131	- 16.0%
Days on Market Until Sale	43	53	+ 23.3%	48	46	- 4.2%
Median Sales Price*	\$271,000	\$260,000	- 4.1%	\$230,200	\$219,900	- 4.5%
Average Sales Price*	\$275,695	\$222,344	- 19.4%	\$231,124	\$227,543	- 1.5%
Percent of List Price Received*	103.4%	96.4%	- 6.8%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	26	30	+ 15.4%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

* 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.

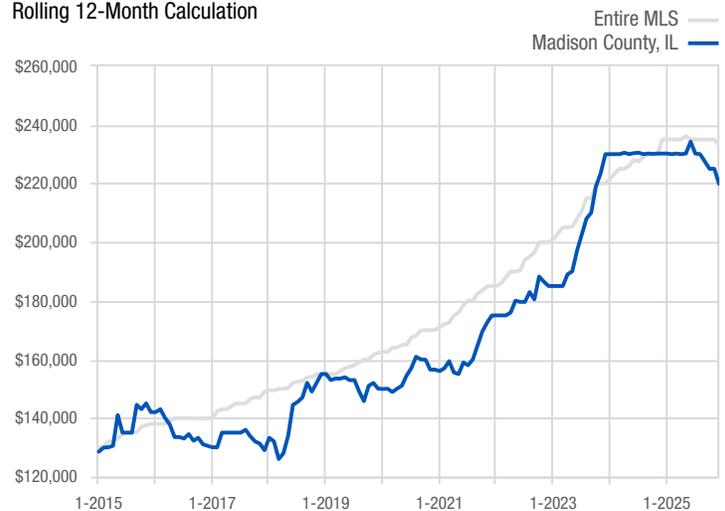
Median Sales Price - Residential Detached

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.