

## Madison County, IL

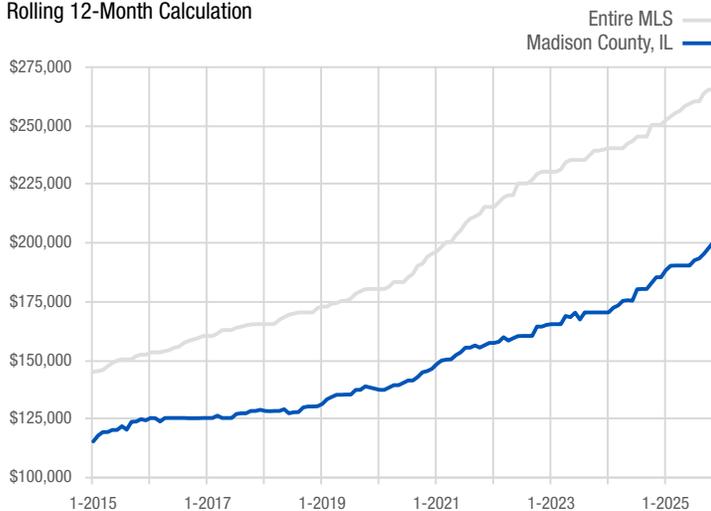
Residential Detached	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	262	<b>273</b>	+ 4.2%	3,287	<b>3,493</b>	+ 6.3%
Pending Sales	219	<b>166</b>	- 24.2%	2,832	<b>2,931</b>	+ 3.5%
Closed Sales	228	<b>214</b>	- 6.1%	2,808	<b>2,872</b>	+ 2.3%
Days on Market Until Sale	41	<b>51</b>	+ 24.4%	46	<b>44</b>	- 4.3%
Median Sales Price*	\$190,000	<b>\$227,000</b>	+ 19.5%	\$186,500	<b>\$200,000</b>	+ 7.2%
Average Sales Price*	\$229,023	<b>\$284,486</b>	+ 24.2%	\$229,894	<b>\$243,359</b>	+ 5.9%
Percent of List Price Received*	98.6%	<b>98.5%</b>	- 0.1%	99.3%	<b>99.1%</b>	- 0.2%
Inventory of Homes for Sale	605	<b>647</b>	+ 6.9%	—	—	—
Months Supply of Inventory	2.4	<b>2.4</b>	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	14	<b>10</b>	- 28.6%	152	<b>153</b>	+ 0.7%
Pending Sales	14	<b>5</b>	- 64.3%	141	<b>122</b>	- 13.5%
Closed Sales	14	<b>11</b>	- 21.4%	140	<b>122</b>	- 12.9%
Days on Market Until Sale	29	<b>50</b>	+ 72.4%	48	<b>45</b>	- 6.3%
Median Sales Price*	\$234,750	<b>\$250,000</b>	+ 6.5%	\$230,000	<b>\$217,950</b>	- 5.2%
Average Sales Price*	\$228,907	<b>\$248,818</b>	+ 8.7%	\$225,993	<b>\$227,927</b>	+ 0.9%
Percent of List Price Received*	99.1%	<b>98.0%</b>	- 1.1%	98.8%	<b>99.0%</b>	+ 0.2%
Inventory of Homes for Sale	30	<b>35</b>	+ 16.7%	—	—	—
Months Supply of Inventory	2.4	<b>3.3</b>	+ 37.5%	—	—	—

\* 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.

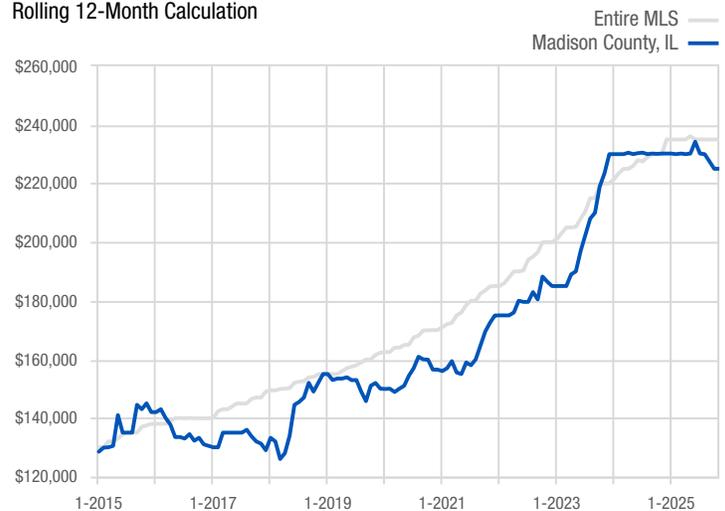
### Median Sales Price - Residential Detached

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.