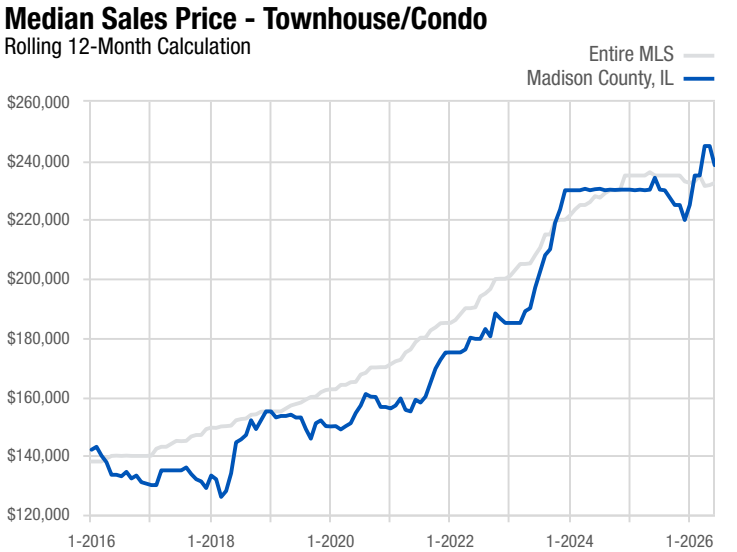
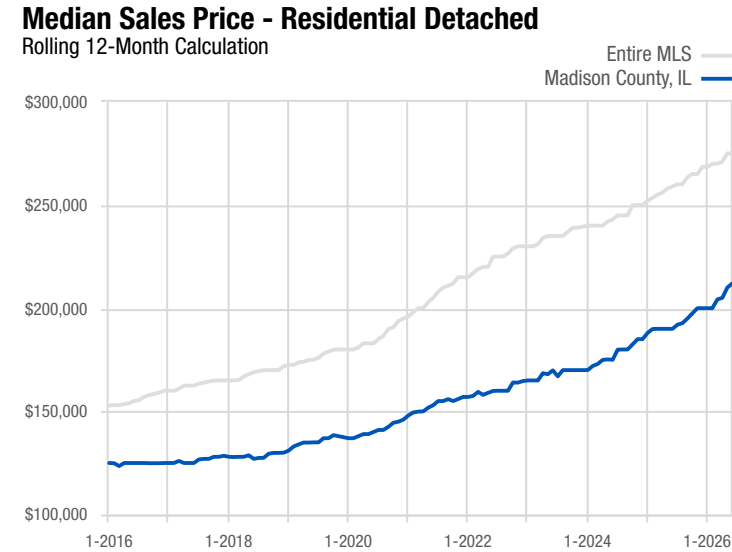


Madison County, IL

Residential Detached	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	330	372	+ 12.7%	1,835	1,765	- 3.8%
Pending Sales	279	249	- 10.8%	1,666	1,517	- 8.9%
Closed Sales	287	292	+ 1.7%	1,474	1,459	- 1.0%
Days on Market Until Sale	31	43	+ 38.7%	43	54	+ 25.6%
Median Sales Price*	\$205,000	\$230,000	+ 12.2%	\$187,250	\$215,000	+ 14.8%
Average Sales Price*	\$247,912	\$267,413	+ 7.9%	\$230,439	\$255,976	+ 11.1%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	99.0%	99.2%	+ 0.2%
Inventory of Homes for Sale	473	556	+ 17.5%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	13	16	+ 23.1%	75	97	+ 29.3%
Pending Sales	7	9	+ 28.6%	63	76	+ 20.6%
Closed Sales	9	19	+ 111.1%	57	74	+ 29.8%
Days on Market Until Sale	42	36	- 14.3%	44	47	+ 6.8%
Median Sales Price*	\$245,000	\$225,000	- 8.2%	\$230,000	\$250,000	+ 8.7%
Average Sales Price*	\$300,179	\$219,032	- 27.0%	\$239,939	\$257,943	+ 7.5%
Percent of List Price Received*	102.2%	102.2%	0.0%	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	24	29	+ 20.8%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

* 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.



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.