

# Monthly Local Market Update for August 2019

A Research Tool Provided by Illinois REALTORS®



## Carbondale–Marion MSA

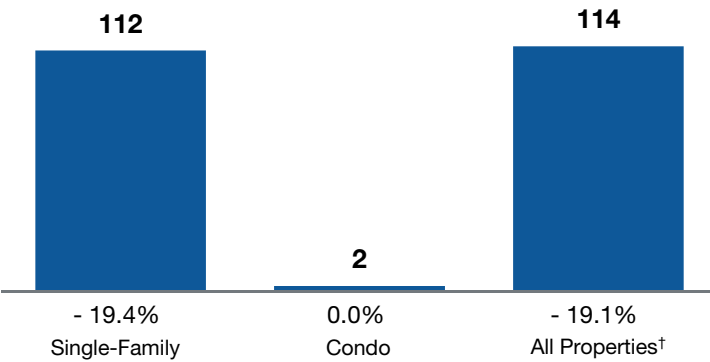
Includes Jackson and Williamson Counties

Key Metrics for All Properties	August			Year to Date		
	2018	2019	Percent Change	Thru Aug 2018	Thru Aug 2019	Percent Change
<b>Closed Sales</b>	<b>141</b>	<b>114</b>	<b>- 19.1%</b>	<b>814</b>	<b>795</b>	<b>- 2.3%</b>
Previous Month's Closed Sales	133 in July 2018	137 in July 2019	+ 3.0%	673 in July 2018	681 in July 2019	+ 1.2%
<b>Median Sales Price*</b>	<b>\$113,750</b>	<b>\$134,000</b>	<b>+ 17.8%</b>	<b>\$115,000</b>	<b>\$118,500</b>	<b>+ 3.0%</b>
<b>Inventory of Homes for Sale</b>	<b>756</b>	<b>812</b>	<b>+ 7.4%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>85</b>	<b>110</b>	<b>+ 29.4%</b>	<b>104</b>	<b>113</b>	<b>+ 8.7%</b>

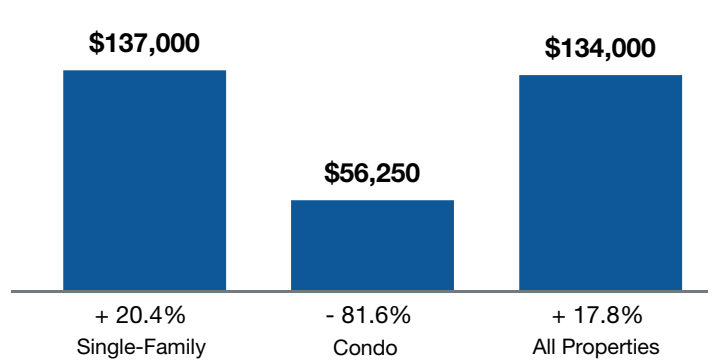
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Activity by Property Type for August 2019

#### Closed Sales



#### Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

### Historical Median Sales Price

