

Monthly Local Market Update for July 2022

A Research Tool Provided by Illinois REALTORS®



Carbondale-Marion MSA

Includes Jackson and Williamson Counties

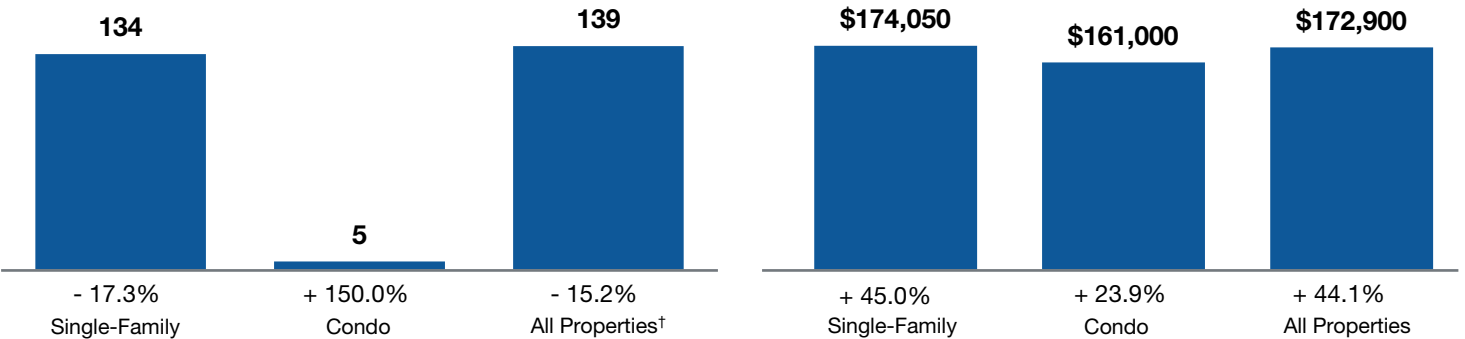
Key Metrics for All Properties	July			Year to Date		
	2021	2022	Percent Change	Thru Jul 2021	Thru Jul 2022	Percent Change
Closed Sales	164	139	- 15.2%	892	856	- 4.0%
Previous Month's Closed Sales	140 <small>in June 2021</small>	125 <small>in June 2022</small>	- 10.7%	728 <small>in June 2021</small>	717 <small>in June 2022</small>	- 1.5%
Median Sales Price*	\$120,000	\$172,900	+ 44.1%	\$124,000	\$140,000	+ 12.9%
Inventory of Homes for Sale	327	356	+ 8.9%	--	--	--
Days on Market Until Sale	57	23	- 59.6%	80	44	- 45.0%

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

Activity by Property Type for July 2022

Closed Sales

Median Sales Price



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

Historical Median Sales Price

