

# Monthly Local Market Update for August 2019

A Research Tool Provided by Illinois REALTORS®



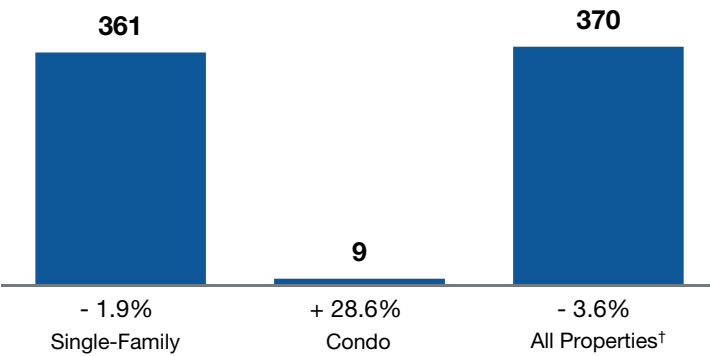
## Madison County

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>384</b>	<b>370</b>	<b>- 3.6%</b>	<b>2,514</b>	<b>2,609</b>	<b>+ 3.8%</b>
Previous Month's Closed Sales	324 in July 2018	404 in July 2019	+ 24.7%	2,130 in July 2018	2,239 in July 2019	+ 5.1%
<b>Median Sales Price*</b>	<b>\$136,750</b>	<b>\$142,650</b>	<b>+ 4.3%</b>	<b>\$128,750</b>	<b>\$137,000</b>	<b>+ 6.4%</b>
<b>Inventory of Homes for Sale</b>	<b>1,381</b>	<b>1,189</b>	<b>- 13.9%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>53</b>	<b>66</b>	<b>+ 24.5%</b>	<b>66</b>	<b>75</b>	<b>+ 13.6%</b>

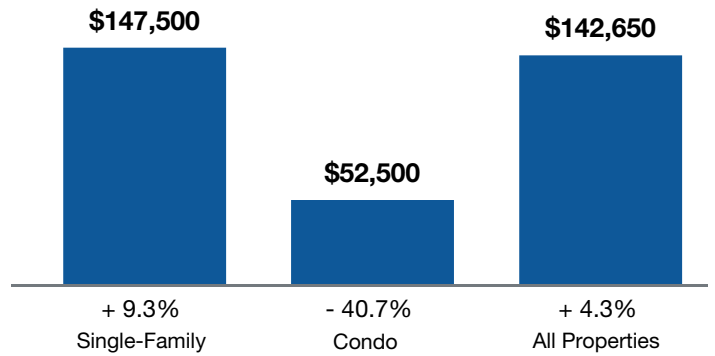
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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

