

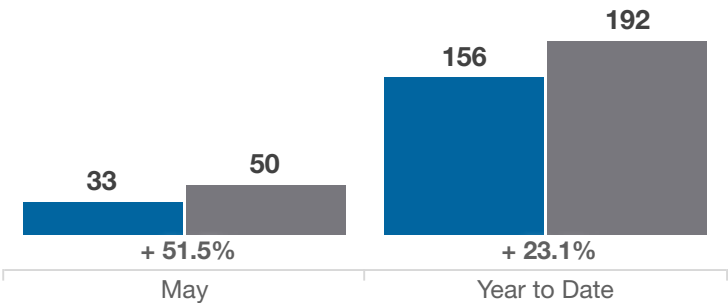
Madison County

Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Closed Sales	33	50	+ 51.5%	156	192	+ 23.1%
In Contracts	58	48	- 17.2%	187	209	+ 11.8%
Average Sales Price*	\$339,967	\$380,935	+ 12.1%	\$337,025	\$334,355	- 0.8%
Median Sales Price*	\$300,000	\$339,000	+ 13.0%	\$312,000	\$302,000	- 3.2%
Average Price Per Square Foot*	\$190.30	\$206.17	+ 8.3%	\$183.41	\$192.15	+ 4.8%
Percent of Original List Price Received*	95.0%	96.8%	+ 1.9%	97.1%	96.1%	- 1.0%
Percent of Last List Price Received*	97.8%	99.3%	+ 1.5%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	29	38	+ 31.0%	35	48	+ 37.1%
New Listings	58	61	+ 5.2%	221	234	+ 5.9%
Median List Price of New Listings	\$345,000	\$299,900	- 13.1%	\$335,000	\$332,450	- 0.8%
Median List Price at Time of Sale	\$312,000	\$314,900	+ 0.9%	\$315,000	\$299,900	- 4.8%
Inventory of Homes for Sale	57	73	+ 28.1%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

* 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.

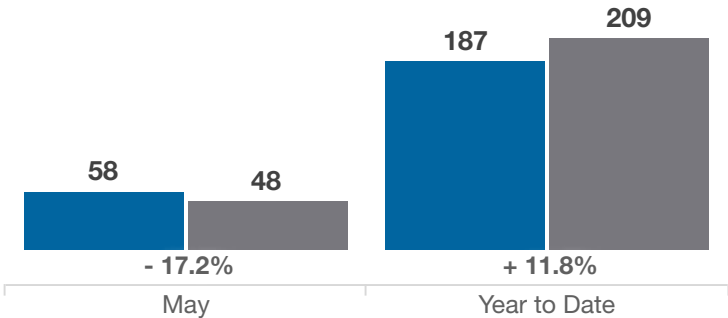
Closed Sales

■ 2024 ■ 2025



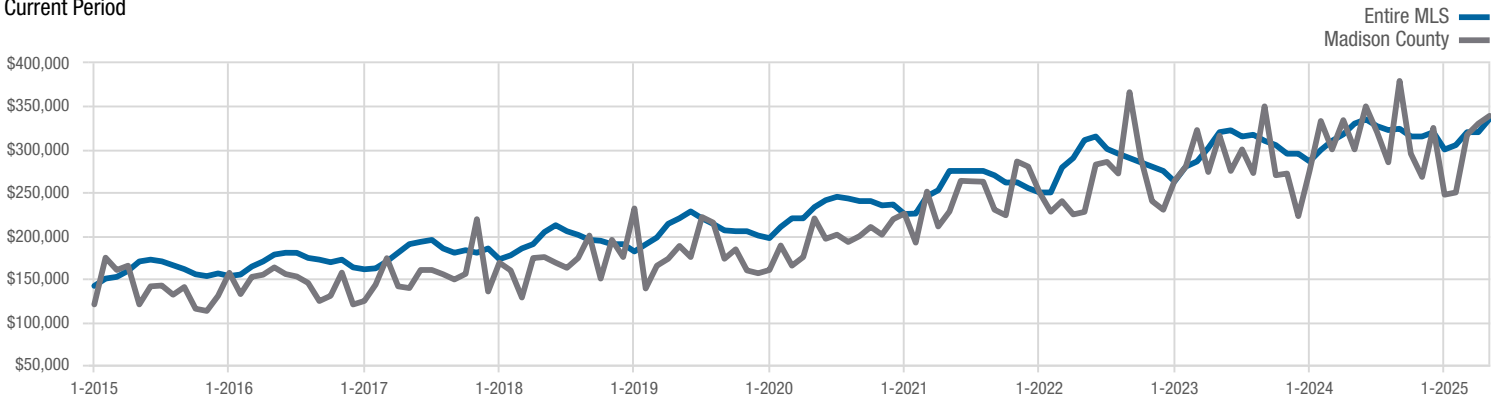
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



Each data point represents the median sales price in a given month.

Madison County

