

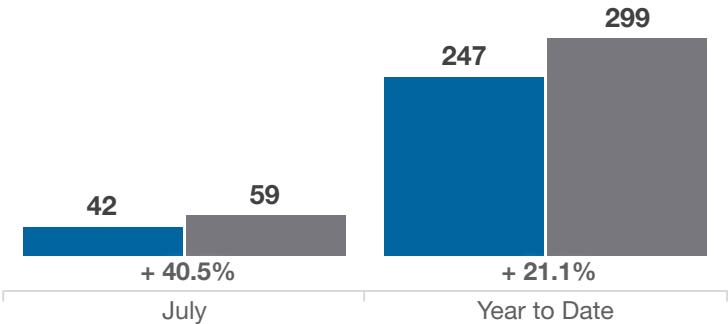
Madison County

Key Metrics	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
Closed Sales	42	59	+ 40.5%	247	299	+ 21.1%
In Contracts	55	47	- 14.5%	274	321	+ 17.2%
Average Sales Price*	\$363,247	\$316,347	- 12.9%	\$359,609	\$329,636	- 8.3%
Median Sales Price*	\$320,000	\$294,900	- 7.8%	\$315,000	\$299,900	- 4.8%
Average Price Per Square Foot*	\$194.38	\$197.15	+ 1.4%	\$188.93	\$194.11	+ 2.7%
Percent of Original List Price Received*	96.9%	97.3%	+ 0.4%	97.3%	96.7%	- 0.6%
Percent of Last List Price Received*	98.7%	98.9%	+ 0.2%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	25	21	- 16.0%	32	38	+ 18.8%
New Listings	65	56	- 13.8%	349	376	+ 7.7%
Median List Price of New Listings	\$350,000	\$335,722	- 4.1%	\$335,000	\$337,362	+ 0.7%
Median List Price at Time of Sale	\$324,900	\$294,900	- 9.2%	\$325,000	\$299,900	- 7.7%
Inventory of Homes for Sale	89	87	- 2.2%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

* 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.

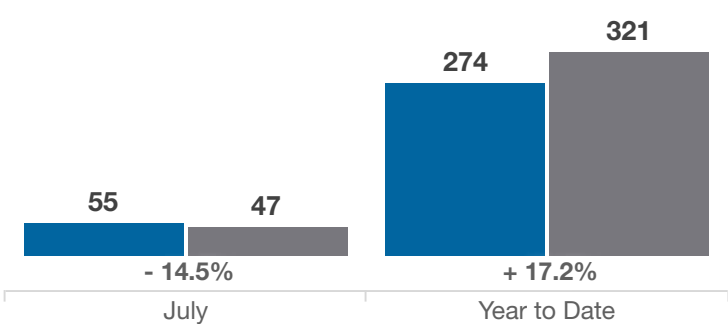
Closed Sales

■ 2024 ■ 2025



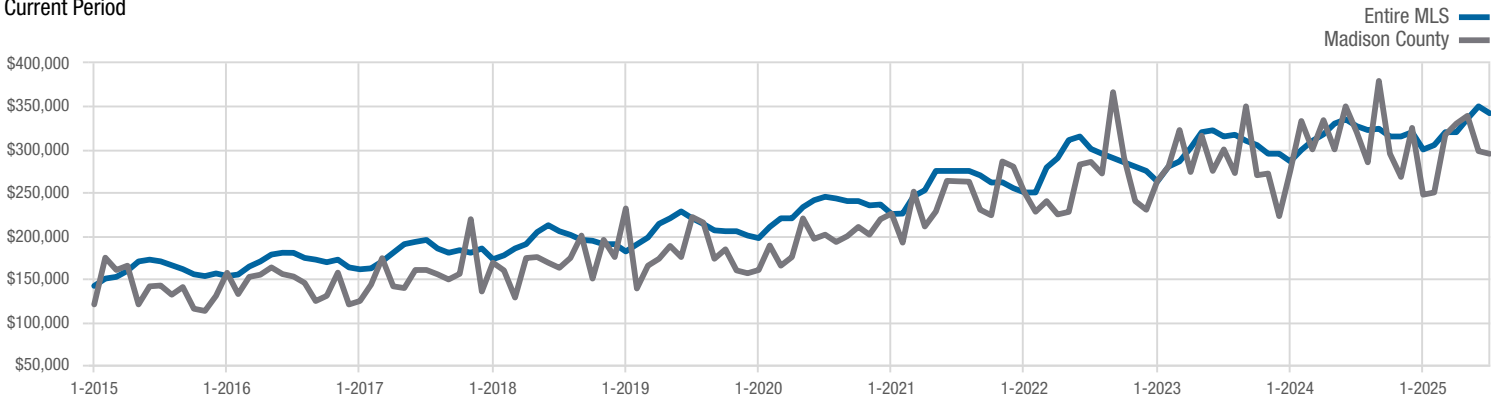
In Contracts

■ 2024 ■ 2025



Median Sales Price

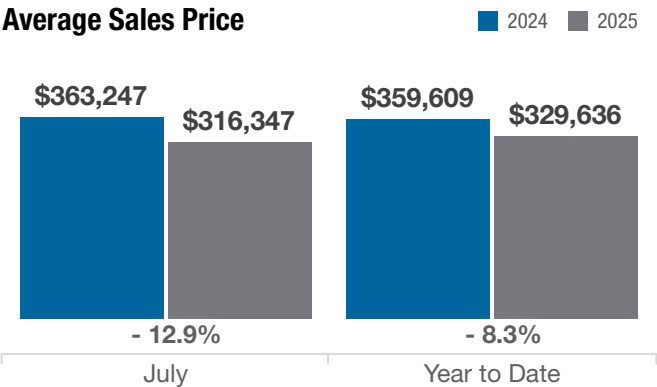
Current Period



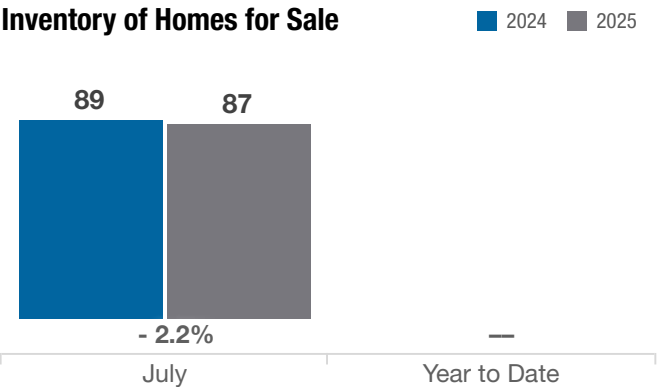
Each data point represents the median sales price in a given month.

Madison County

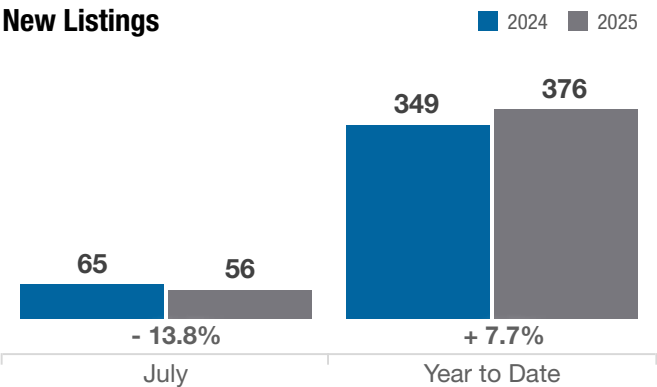
Average Sales Price



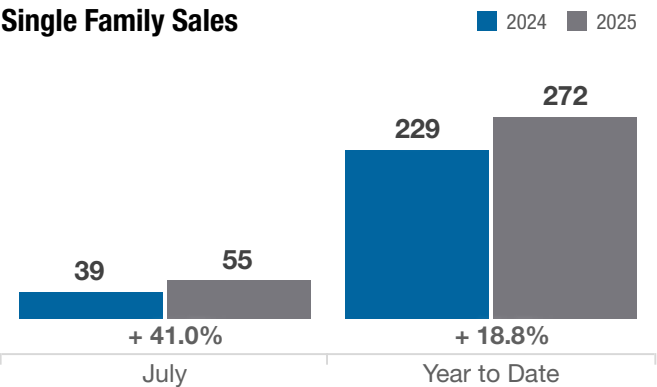
Inventory of Homes for Sale



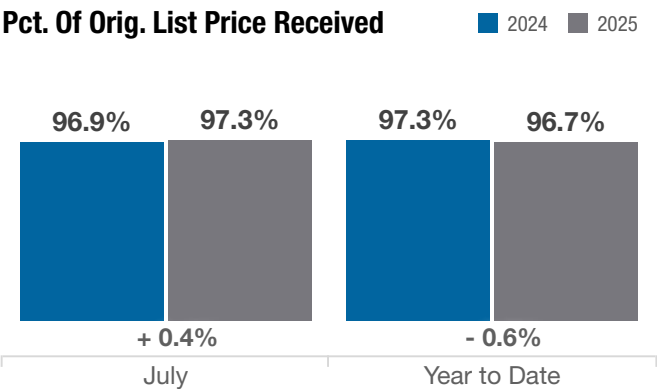
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

