

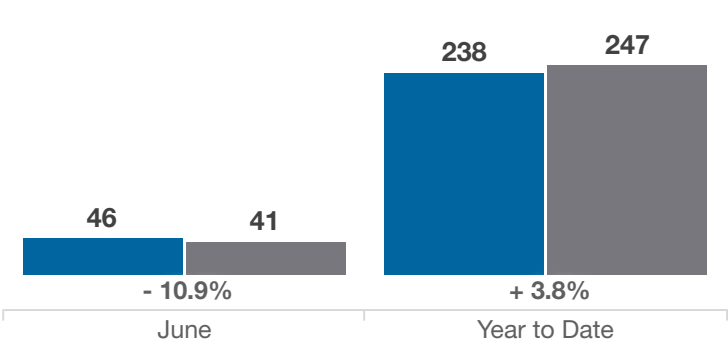
Madison County

Key Metrics	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Closed Sales	46	41	- 10.9%	238	247	+ 3.8%
In Contracts	68	56	- 17.6%	276	279	+ 1.1%
Average Sales Price*	\$328,268	\$350,102	+ 6.7%	\$333,174	\$347,672	+ 4.4%
Median Sales Price*	\$298,000	\$340,000	+ 14.1%	\$300,000	\$332,450	+ 10.8%
Average Price Per Square Foot*	\$196.83	\$200.73	+ 2.0%	\$193.06	\$191.83	- 0.6%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	96.5%	97.1%	+ 0.6%
Percent of Last List Price Received*	99.4%	98.4%	- 1.0%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	21	28	+ 33.3%	43	45	+ 4.7%
New Listings	85	62	- 27.1%	320	318	- 0.6%
Median List Price of New Listings	\$360,000	\$347,500	- 3.5%	\$337,362	\$350,000	+ 3.7%
Median List Price at Time of Sale	\$309,950	\$340,000	+ 9.7%	\$299,900	\$332,495	+ 10.9%
Inventory of Homes for Sale	89	97	+ 9.0%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

* 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.

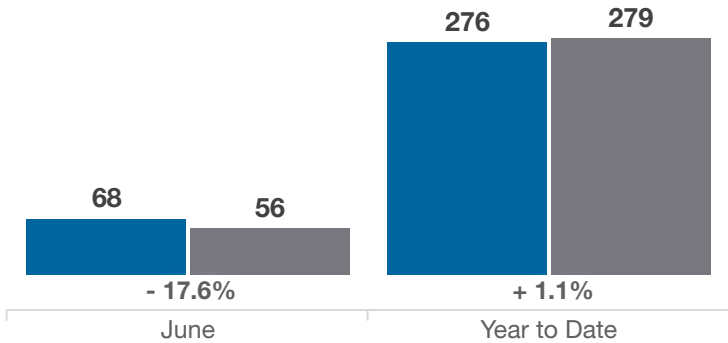
Closed Sales

2025 2026



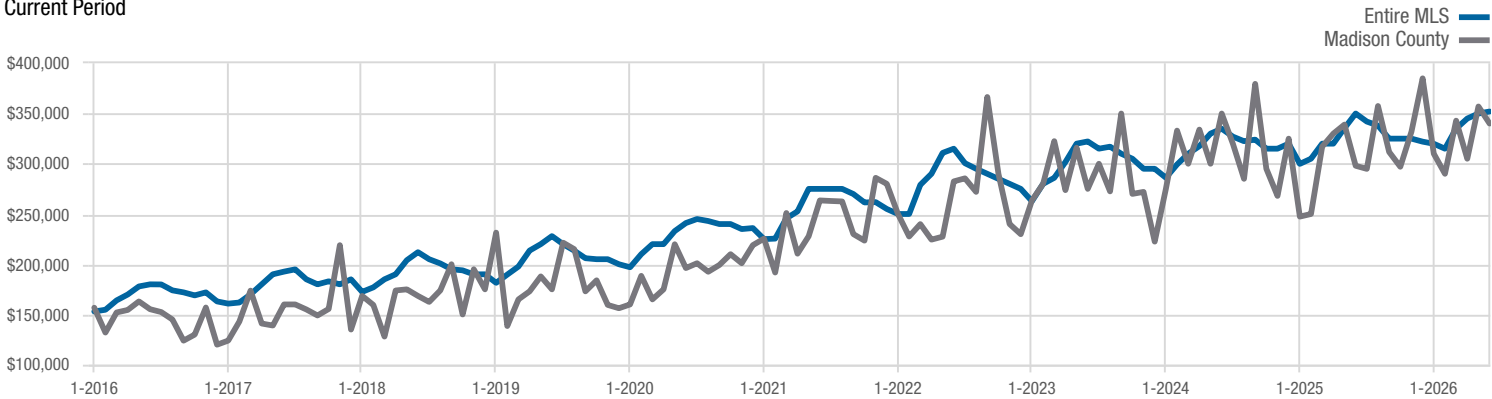
In Contracts

2025 2026



Median Sales Price

Current Period



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

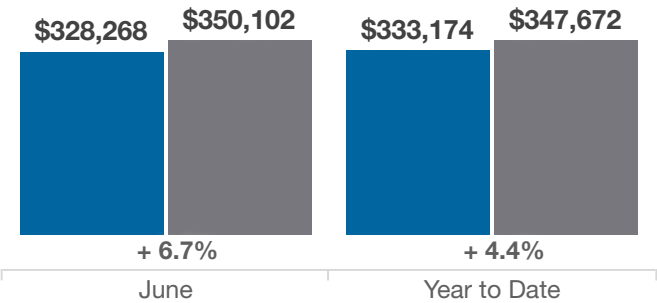
Local Market Update – June 2026

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BASED ON RESIDENTIAL LISTING DATA ONLY

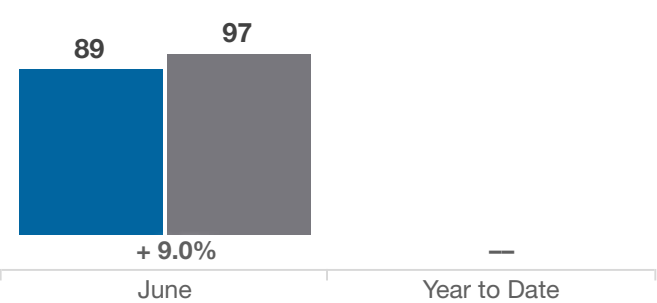


Madison County

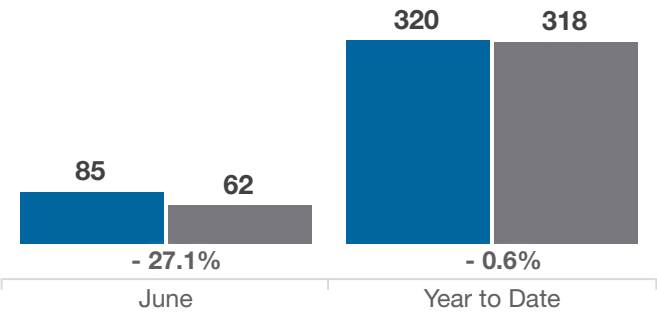
Average Sales Price 2025 2026



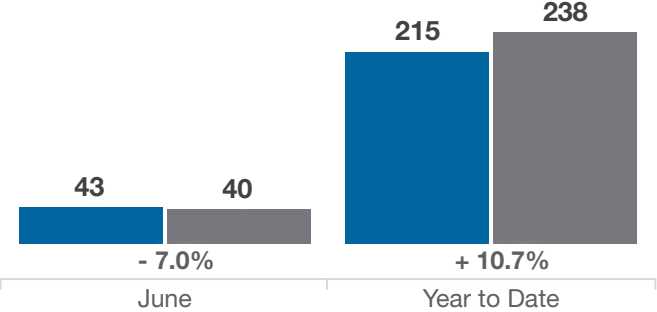
Inventory of Homes for Sale 2025 2026



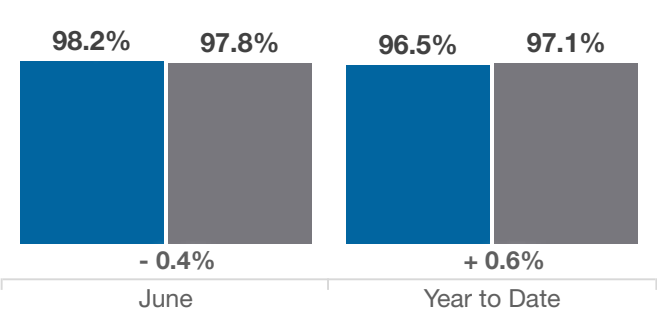
New Listings 2025 2026



Single Family Sales 2025 2026



Pct. Of Orig. List Price Received 2025 2026



Condo Sales 2025 2026

