

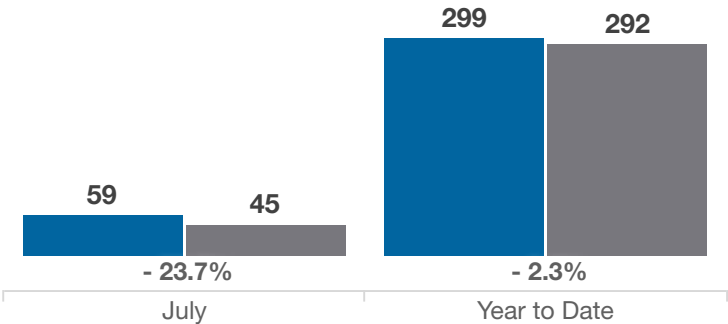
Madison County

Key Metrics	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Closed Sales	59	45	- 23.7%	299	292	- 2.3%
In Contracts	47	41	- 12.8%	321	317	- 1.2%
Average Sales Price*	\$316,347	\$465,918	+ 47.3%	\$329,636	\$365,957	+ 11.0%
Median Sales Price*	\$294,900	\$410,000	+ 39.0%	\$299,900	\$342,900	+ 14.3%
Average Price Per Square Foot*	\$197.15	\$214.05	+ 8.6%	\$194.11	\$195.27	+ 0.6%
Percent of Original List Price Received*	97.3%	96.9%	- 0.4%	96.7%	97.1%	+ 0.4%
Percent of Last List Price Received*	98.9%	98.6%	- 0.3%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	21	27	+ 28.6%	38	43	+ 13.2%
New Listings	56	51	- 8.9%	376	370	- 1.6%
Median List Price of New Listings	\$335,722	\$400,000	+ 19.1%	\$337,362	\$352,250	+ 4.4%
Median List Price at Time of Sale	\$294,900	\$400,000	+ 35.6%	\$299,900	\$345,000	+ 15.0%
Inventory of Homes for Sale	87	101	+ 16.1%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

* 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.

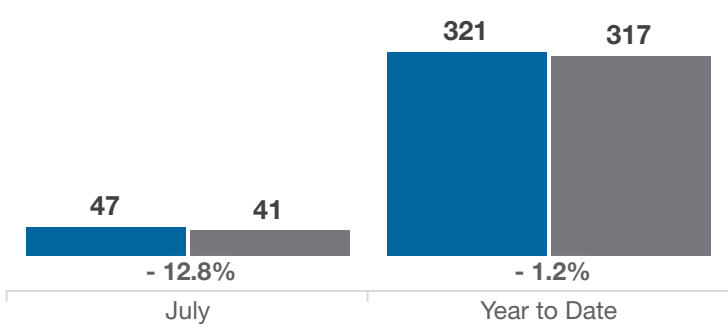
Closed Sales

2025 2026



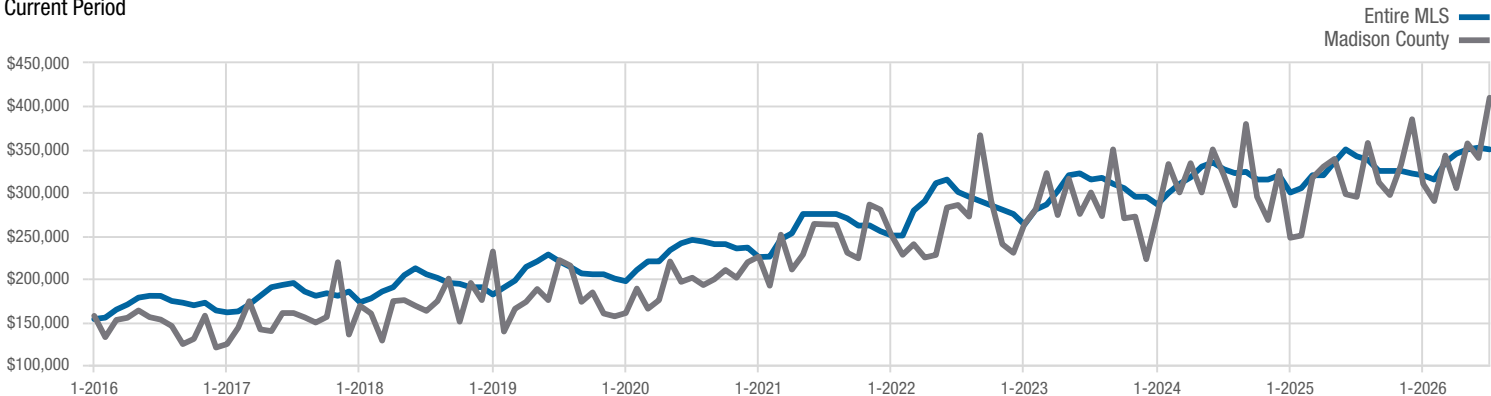
In Contracts

2025 2026



Median Sales Price

Current Period



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

Madison County

