

Madison Plains Local School District

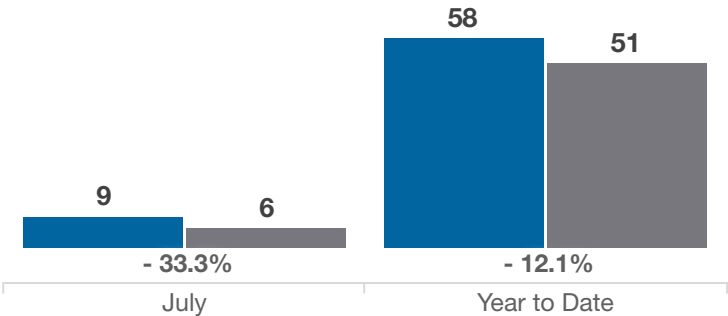
Madison County

Key Metrics	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Closed Sales	9	6	- 33.3%	58	51	- 12.1%
In Contracts	7	13	+ 85.7%	59	51	- 13.6%
Average Sales Price*	\$279,050	\$355,650	+ 27.5%	\$312,078	\$330,407	+ 5.9%
Median Sales Price*	\$287,450	\$389,500	+ 35.5%	\$277,500	\$285,555	+ 2.9%
Average Price Per Square Foot*	\$151.02	\$199.44	+ 32.1%	\$182.64	\$188.45	+ 3.2%
Percent of Original List Price Received*	94.5%	91.8%	- 2.9%	95.3%	95.4%	+ 0.1%
Percent of Last List Price Received*	96.3%	93.6%	- 2.8%	97.1%	97.5%	+ 0.4%
Days on Market Until Sale	16	52	+ 225.0%	33	41	+ 24.2%
New Listings	10	7	- 30.0%	68	56	- 17.6%
Median List Price of New Listings	\$279,900	\$440,000	+ 57.2%	\$282,450	\$319,450	+ 13.1%
Median List Price at Time of Sale	\$294,900	\$414,900	+ 40.7%	\$274,950	\$290,554	+ 5.7%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

* 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.

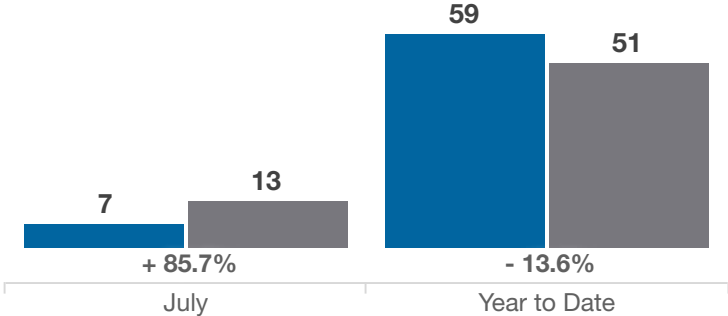
Closed Sales

■ 2025 ■ 2026



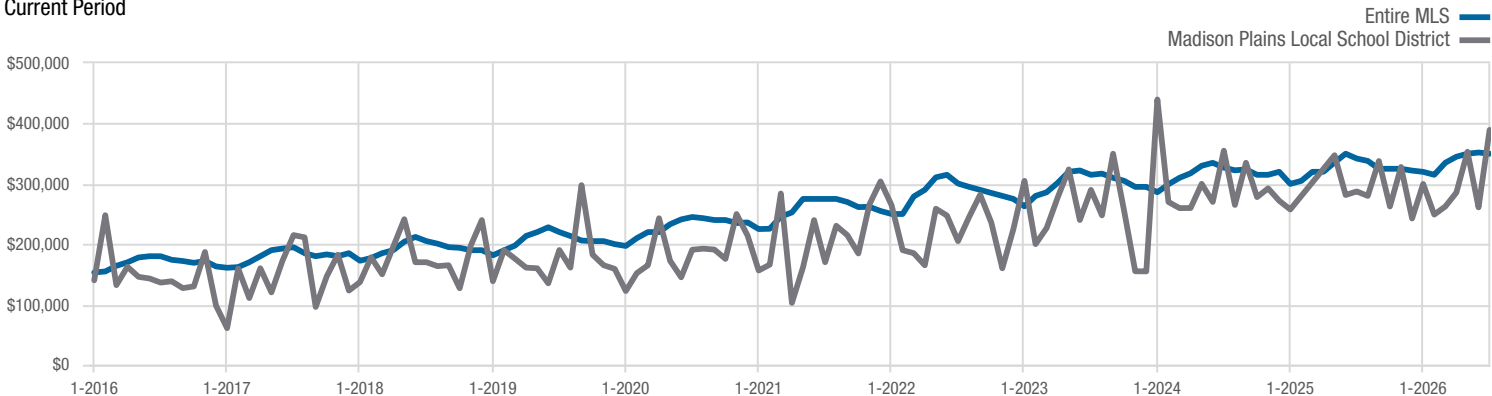
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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