

Quarterly Local Market Update for Q1-2026

A Research Tool Provided by Illinois REALTORS®



Carbondale–Marion MSA

Includes Jackson and Williamson Counties

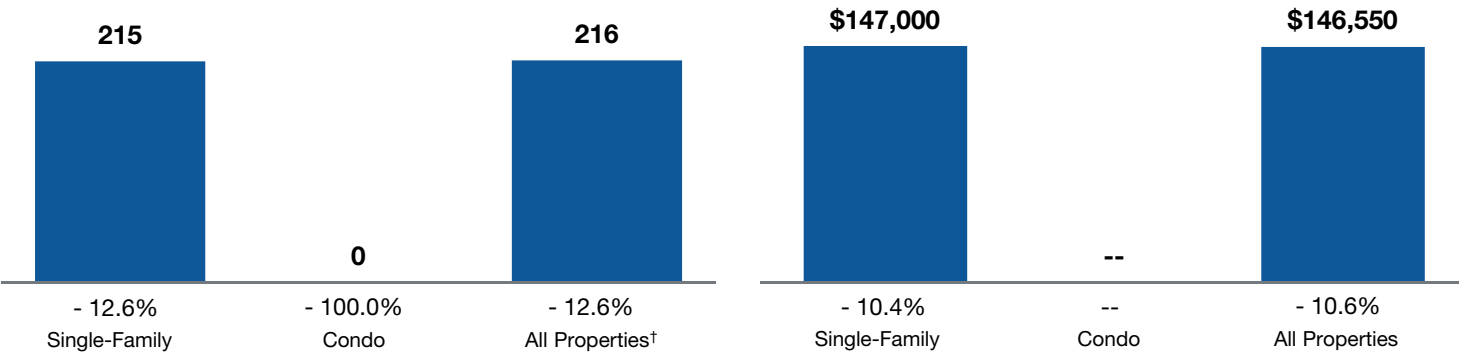
Key Metrics for All Properties	First Quarter			Year to Date		
	2025	2026	Percent Change	Thru Q1-2025	Thru Q1-2026	Percent Change
Closed Sales	247	216	- 12.6%	247	216	- 12.6%
Previous Quarter's Closed Sales	342 in Q4 2024	305 in Q4 2025	- 10.8%	1,532 in Q4 2024	1,268 in Q4 2025	- 17.2%
Median Sales Price*	\$164,000	\$146,550	- 10.6%	\$164,000	\$146,550	- 10.6%
Inventory of Homes for Sale	339	342	+ 0.9%	--	--	--
Days on Market Until Sale	60	74	+ 23.3%	60	74	+ 23.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Activity by Property Type

Closed Sales

Median Sales Price



† For Closed Sales, activity for All Properties is not necessarily a sum of Single-Family and Condo activity.

Historical Median Sales Price

