

# Quarterly Local Market Update for Q1-2026

A Research Tool Provided by Illinois REALTORS®



## Madison County

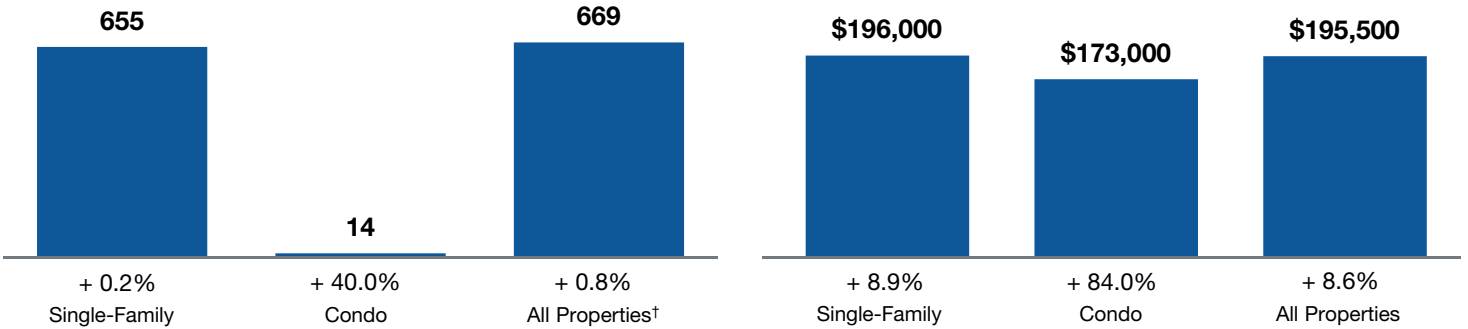
Key Metrics for All Properties	First Quarter			Year to Date		
	2025	2026	Percent Change	Thru Q1-2025	Thru Q1-2026	Percent Change
<b>Closed Sales</b>	<b>664</b>	<b>669</b>	<b>+ 0.8%</b>	<b>664</b>	<b>669</b>	<b>+ 0.8%</b>
Previous Quarter's Closed Sales	809 in Q4 2024	822 in Q4 2025	+ 1.6%	3,254 in Q4 2024	3,288 in Q4 2025	+ 1.0%
<b>Median Sales Price*</b>	<b>\$180,000</b>	<b>\$195,500</b>	<b>+ 8.6%</b>	<b>\$180,000</b>	<b>\$195,500</b>	<b>+ 8.6%</b>
<b>Inventory of Homes for Sale</b>	<b>550</b>	<b>522</b>	<b>- 5.1%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>53</b>	<b>61</b>	<b>+ 15.1%</b>	<b>53</b>	<b>61</b>	<b>+ 15.1%</b>

\* 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

