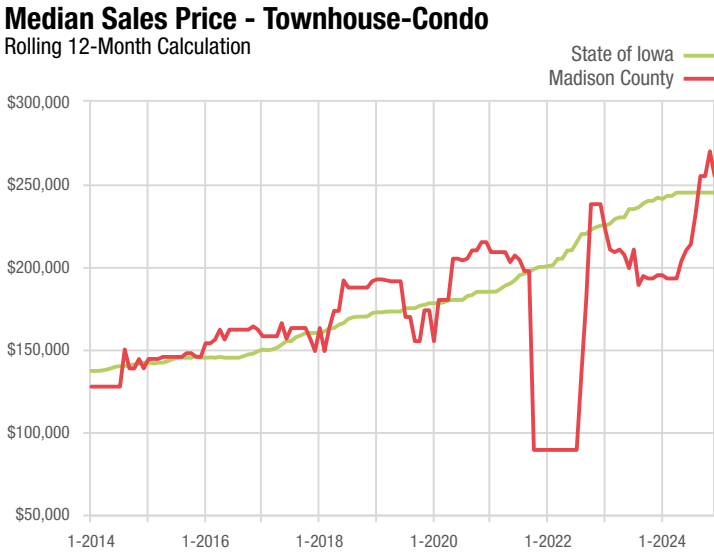
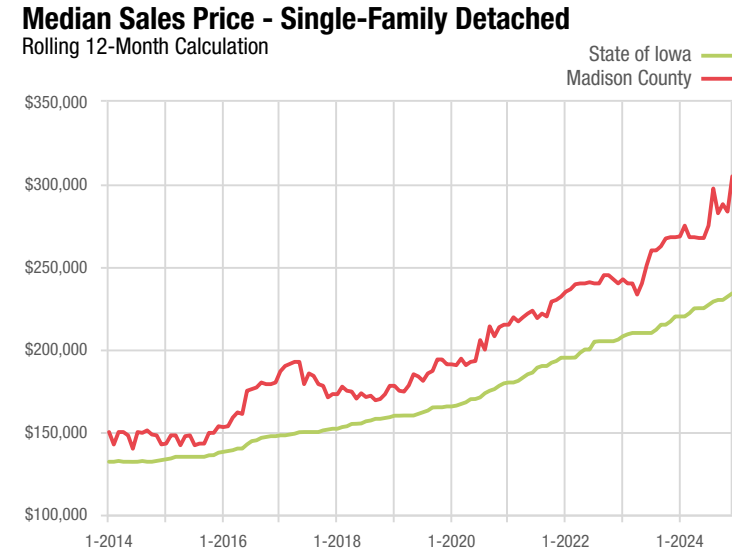


Madison County

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	16	+ 128.6%	243	265	+ 9.1%
Pending Sales	11	17	+ 54.5%	187	193	+ 3.2%
Closed Sales	15	16	+ 6.7%	182	186	+ 2.2%
Days on Market Until Sale	71	40	- 43.7%	51	55	+ 7.8%
Median Sales Price*	\$250,000	\$417,000	+ 66.8%	\$268,000	\$304,900	+ 13.8%
Average Sales Price*	\$313,833	\$510,742	+ 62.7%	\$324,034	\$422,226	+ 30.3%
Percent of List Price Received*	96.5%	96.5%	0.0%	96.7%	97.4%	+ 0.7%
Inventory of Homes for Sale	44	53	+ 20.5%	—	—	—
Months Supply of Inventory	2.8	3.3	+ 17.9%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	11	45	+ 309.1%
Pending Sales	0	1	—	12	10	- 16.7%
Closed Sales	1	0	- 100.0%	12	9	- 25.0%
Days on Market Until Sale	58	—	—	44	17	- 61.4%
Median Sales Price*	\$285,000	—	—	\$195,000	\$255,000	+ 30.8%
Average Sales Price*	\$285,000	—	—	\$214,333	\$265,889	+ 24.1%
Percent of List Price Received*	96.6%	—	—	99.1%	99.2%	+ 0.1%
Inventory of Homes for Sale	0	14	—	—	—	—
Months Supply of Inventory	—	11.2	—	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.