

Weekly Market Activity Report



For Week Ending September 19, 2026

Data current as of September 28, 2026

The 30-year fixed-rate mortgage averaged 7.03% as of September 24, up from 6.95% a week earlier and 6.30% a year ago, according to Freddie Mac. The 15-year fixed-rate mortgage averaged 6.42%, up from 6.26% the prior week. Freddie Mac noted that the housing market remains supported by a solid labor market and an economy that is growing at a healthy rate. Buyers who are still writing offers will want a fresh payment estimate before they lock a rate.

SINGLE FAMILY

For the week ending September 19:

- New Listings increased 1.8% to 170
- Pending Sales decreased 0.9% to 116
- Inventory increased 9.5% to 2,266

For the month of August:

- Median Sales Price increased 4.4% to \$346,835
- Days on Market decreased 23.5% to 39
- Pct of List Price Rec'd increased 0.2% to 98.6%
- Months Supply decreased 2.4% to 4.0

TOWNHOUSE/CONDO

For the week ending September 19:

- New Listings decreased 21.4% to 11
- Pending Sales decreased 69.2% to 4
- Inventory increased 15.1% to 198

For the month of August:

- Median Sales Price increased 16.0% to \$290,000
- Days on Market decreased 33.3% to 58
- Pct of List Price Rec'd increased 1.2% to 98.3%
- Months Supply increased 29.5% to 5.7

Quick Facts

+ 1.8%	- 21.4%	- 0.9%	- 69.2%	+ 9.5%	+ 15.1%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change New Listings		Year-Over-Year Change Pending Sales		Year-Over-Year Change Homes for Sale	

A research tool provided by ValleyMLS.com covering Madison County.

Metrics by Week

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Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

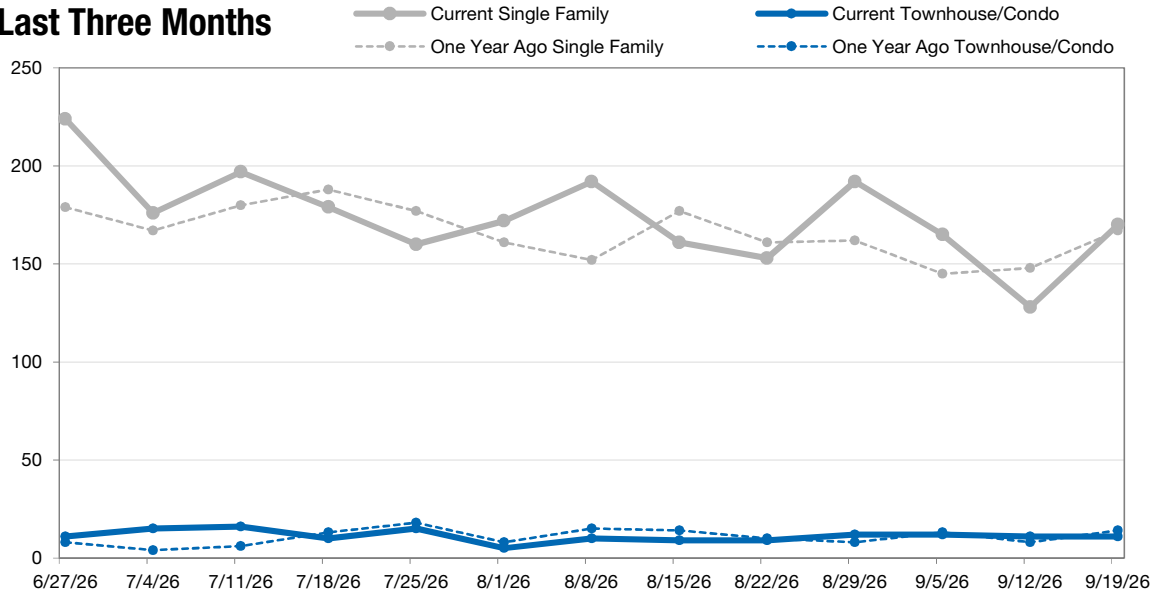
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New Listings

A count of the properties that have been newly listed on the market in a given week.

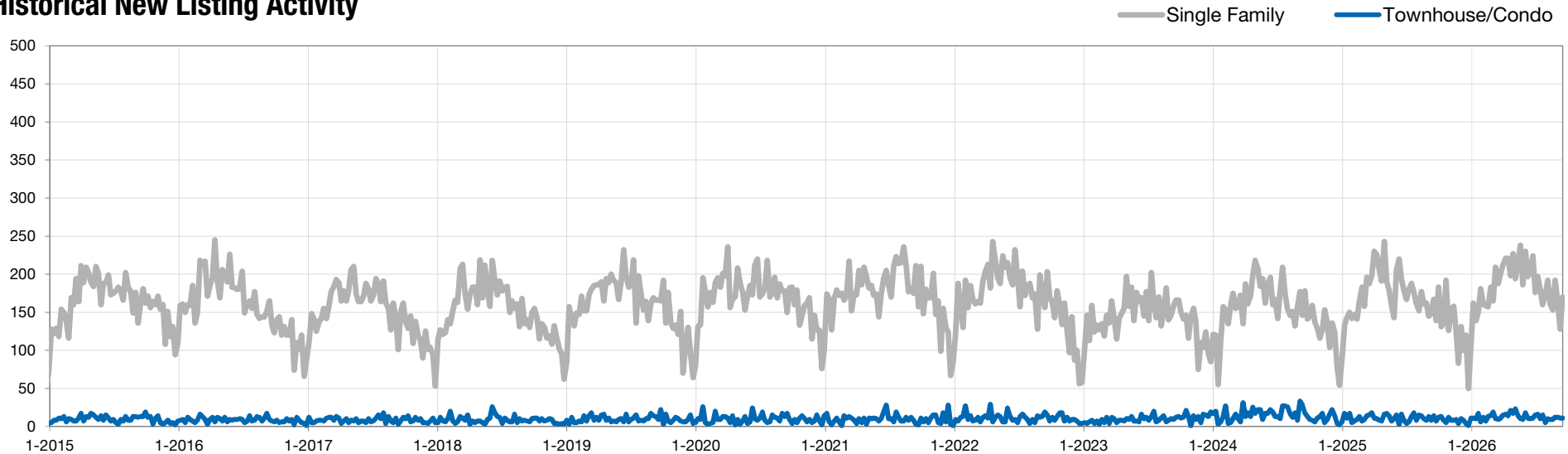


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/27/2026	224	+ 25.1%	11	+ 37.5%
7/4/2026	176	+ 5.4%	15	+ 275.0%
7/11/2026	197	+ 9.4%	16	+ 166.7%
7/18/2026	179	- 4.8%	10	- 23.1%
7/25/2026	160	- 9.6%	15	- 16.7%
8/1/2026	172	+ 6.8%	5	- 37.5%
8/8/2026	192	+ 26.3%	10	- 33.3%
8/15/2026	161	- 9.0%	9	- 35.7%
8/22/2026	153	- 5.0%	9	- 10.0%
8/29/2026	192	+ 18.5%	12	+ 50.0%
9/5/2026	165	+ 13.8%	12	- 7.7%
9/12/2026	128	- 13.5%	11	+ 37.5%
9/19/2026	170	+ 1.8%	11	- 21.4%
3-Month Avg.	175	+ 4.9%	11	+ 5.0%

Historical New Listing Activity

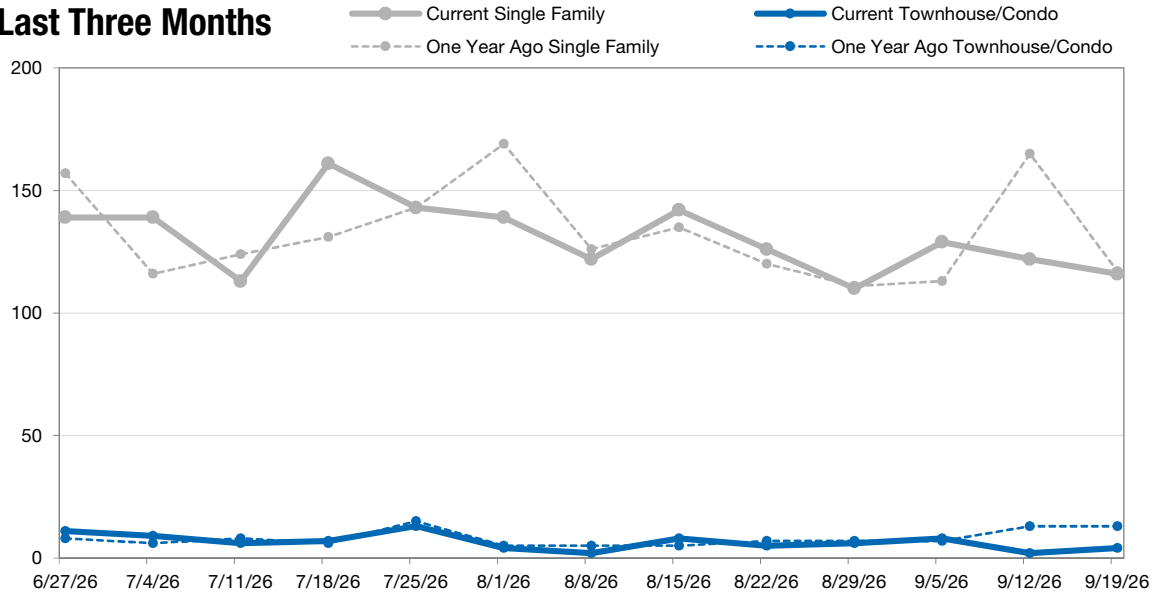


Pending Sales

A count of the properties in either a contingent or pending status in a given week.

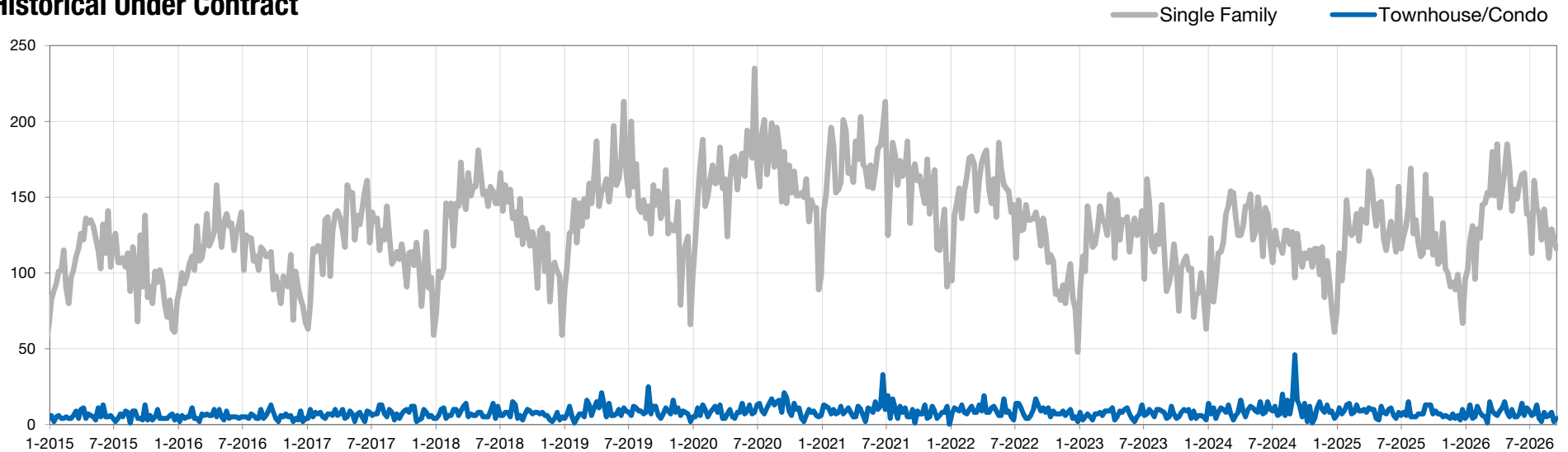


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/27/2026	139	- 11.5%	11	+ 37.5%
7/4/2026	139	+ 19.8%	9	+ 50.0%
7/11/2026	113	- 8.9%	6	- 25.0%
7/18/2026	161	+ 22.9%	7	+ 16.7%
7/25/2026	143	0.0%	13	- 13.3%
8/1/2026	139	- 17.8%	4	- 20.0%
8/8/2026	122	- 3.2%	2	- 60.0%
8/15/2026	142	+ 5.2%	8	+ 60.0%
8/22/2026	126	+ 5.0%	5	- 28.6%
8/29/2026	110	- 0.9%	6	- 14.3%
9/5/2026	129	+ 14.2%	8	+ 14.3%
9/12/2026	122	- 26.1%	2	- 84.6%
9/19/2026	116	- 0.9%	4	- 69.2%
3-Month Avg.	131	- 1.5%	7	- 19.0%

Historical Under Contract

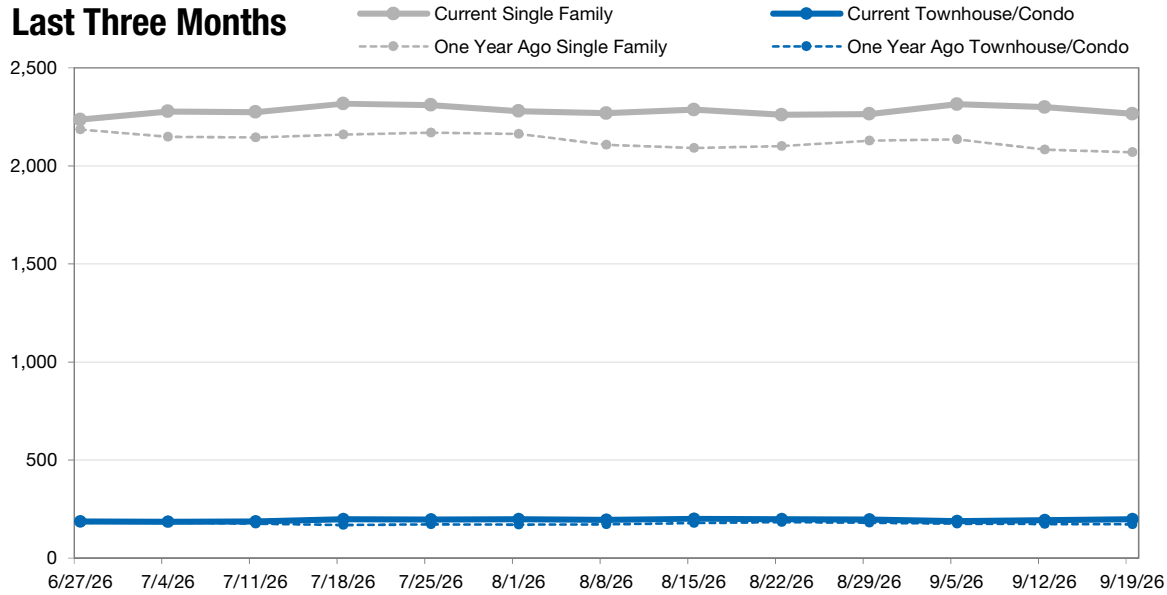


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

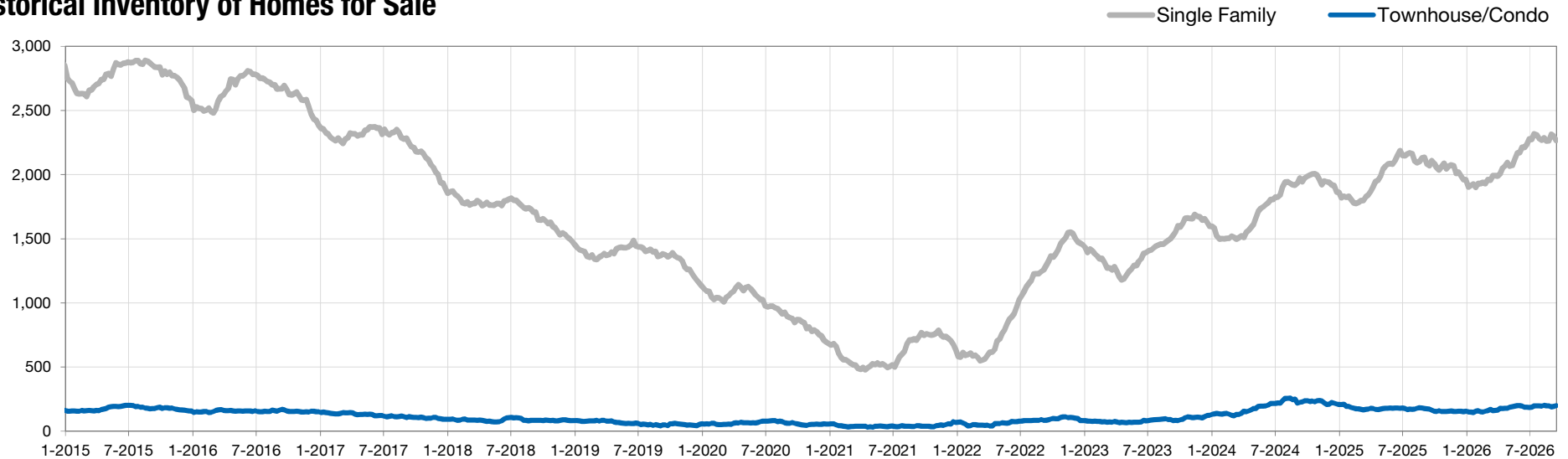


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/27/2026	2,237	+ 2.3%	186	+ 3.9%
7/4/2026	2,278	+ 6.0%	185	+ 2.2%
7/11/2026	2,275	+ 6.0%	187	+ 6.9%
7/18/2026	2,318	+ 7.3%	197	+ 17.3%
7/25/2026	2,311	+ 6.5%	196	+ 14.0%
8/1/2026	2,280	+ 5.4%	197	+ 15.9%
8/8/2026	2,269	+ 7.6%	195	+ 14.0%
8/15/2026	2,287	+ 9.3%	200	+ 12.4%
8/22/2026	2,261	+ 7.6%	197	+ 7.7%
8/29/2026	2,265	+ 6.3%	196	+ 8.9%
9/5/2026	2,315	+ 8.4%	188	+ 7.4%
9/12/2026	2,300	+ 10.4%	193	+ 11.6%
9/19/2026	2,266	+ 9.5%	198	+ 15.1%
3-Month Avg.	2,282	+ 7.1%	193	+ 10.5%

Historical Inventory of Homes for Sale

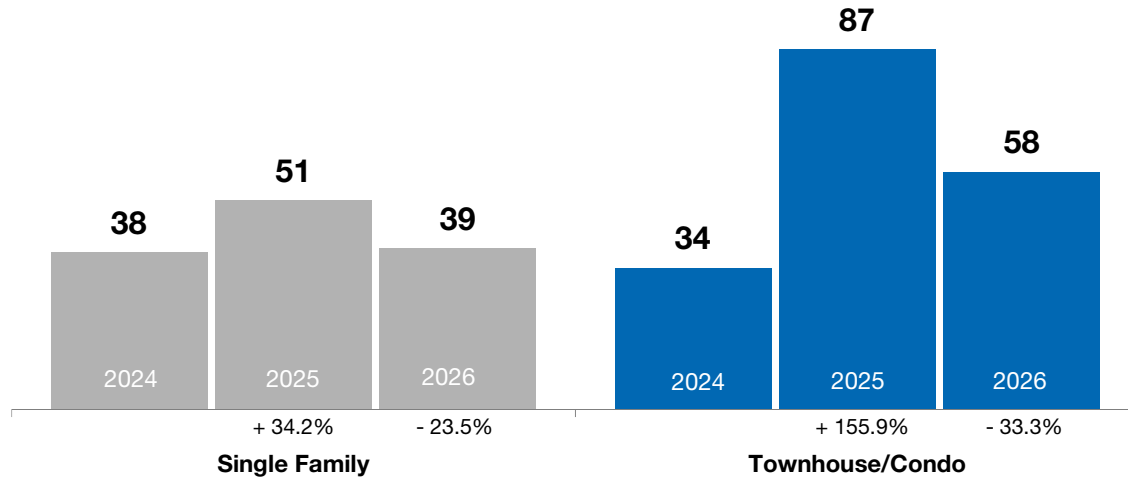


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

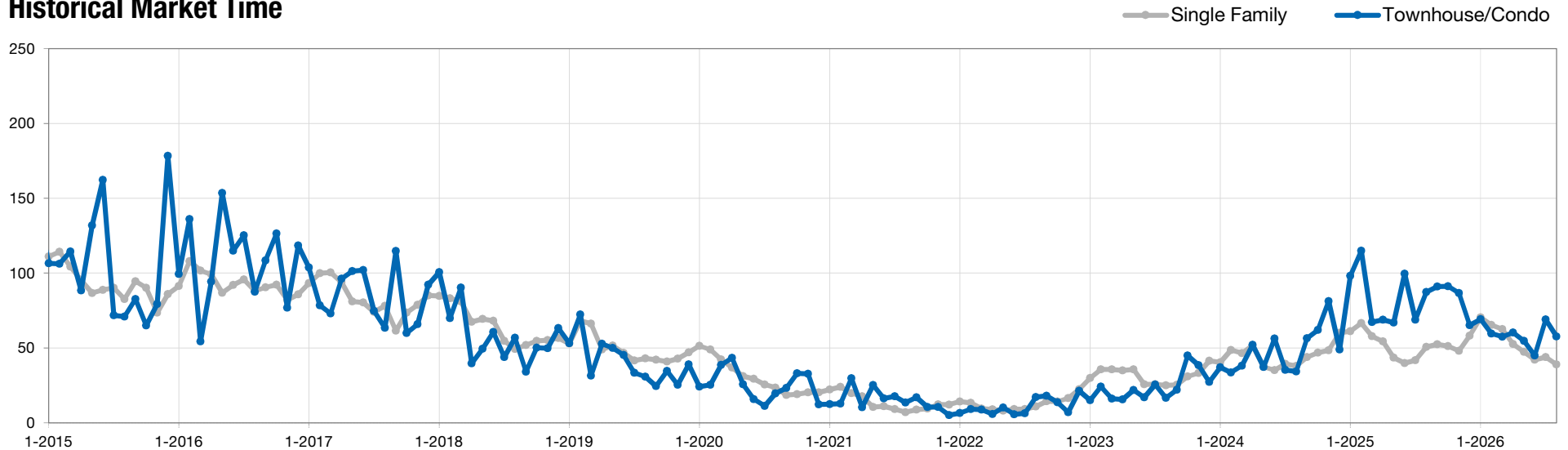


August



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Sep-2025	52	+ 18.2%	91	+ 62.5%
Oct-2025	51	+ 8.5%	91	+ 46.8%
Nov-2025	48	0.0%	87	+ 7.4%
Dec-2025	58	- 3.3%	65	+ 32.7%
Jan-2026	70	+ 14.8%	69	- 29.6%
Feb-2026	65	- 3.0%	60	- 47.8%
Mar-2026	63	+ 8.6%	57	- 14.9%
Apr-2026	53	- 1.9%	60	- 13.0%
May-2026	47	+ 6.8%	55	- 17.9%
Jun-2026	42	+ 5.0%	45	- 55.0%
Jul-2026	44	+ 4.8%	69	0.0%
Aug-2026	39	- 23.5%	58	- 33.3%
Average	52	+ 1.9%	67	- 11.4%

Historical Market Time

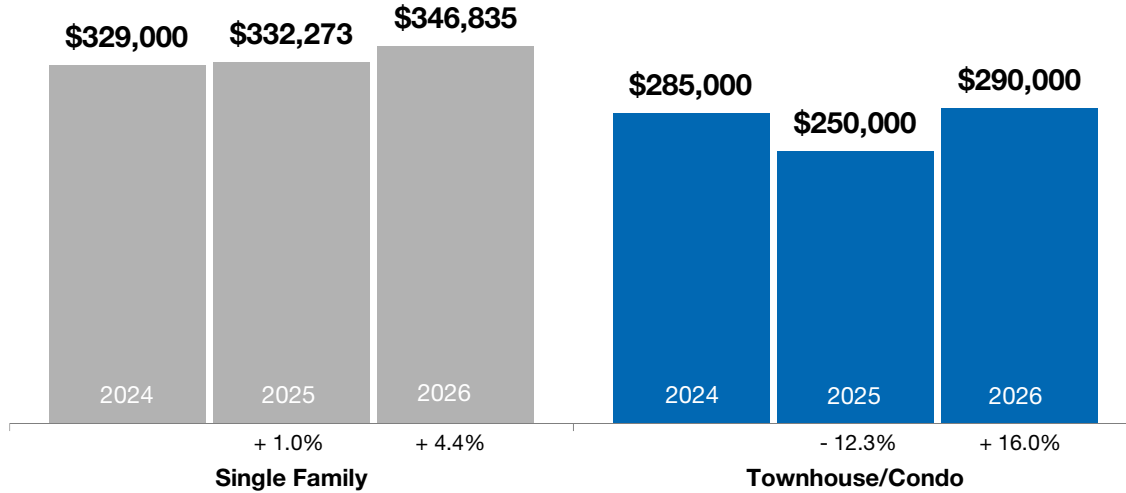


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

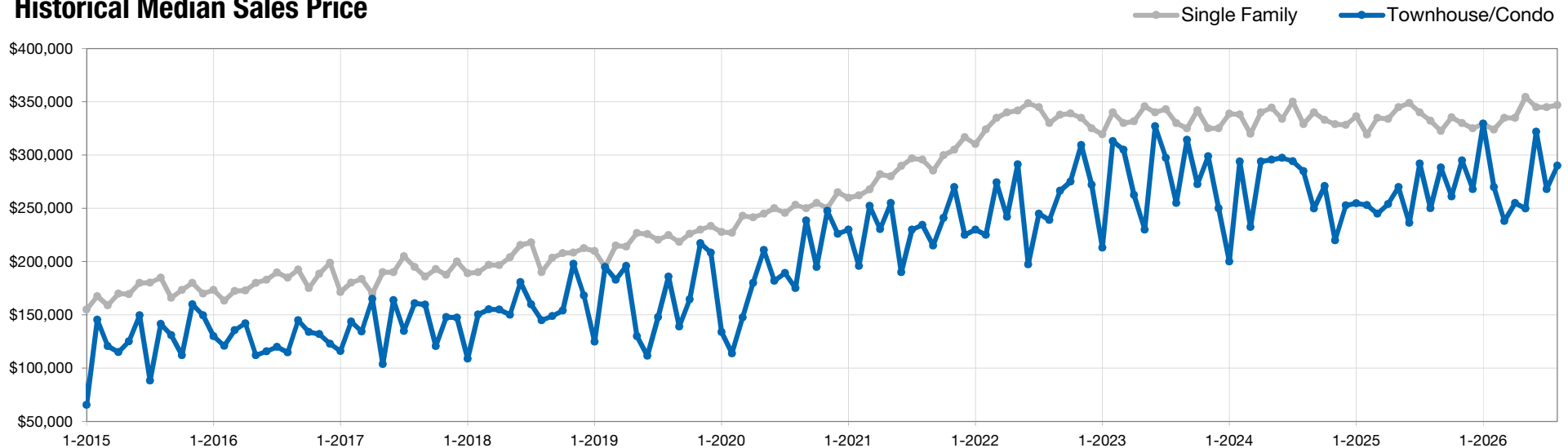


August



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Sep-2025	\$322,678	- 5.1%	\$288,400	+ 15.4%
Oct-2025	\$335,400	+ 0.7%	\$261,250	- 3.6%
Nov-2025	\$330,000	+ 0.3%	\$295,000	+ 34.1%
Dec-2025	\$325,000	- 1.0%	\$268,100	+ 6.1%
Jan-2026	\$329,200	- 2.2%	\$329,450	+ 29.4%
Feb-2026	\$323,950	+ 1.5%	\$270,000	+ 6.7%
Mar-2026	\$334,900	- 0.0%	\$238,000	- 2.8%
Apr-2026	\$335,000	+ 0.3%	\$255,000	+ 0.4%
May-2026	\$354,500	+ 2.8%	\$249,750	- 7.5%
Jun-2026	\$345,000	- 1.1%	\$322,000	+ 36.2%
Jul-2026	\$345,000	+ 1.5%	\$267,900	- 8.3%
Aug-2026	\$346,835	+ 4.4%	\$290,000	+ 16.0%
Median	\$337,500	+ 0.7%	\$270,000	+ 8.0%

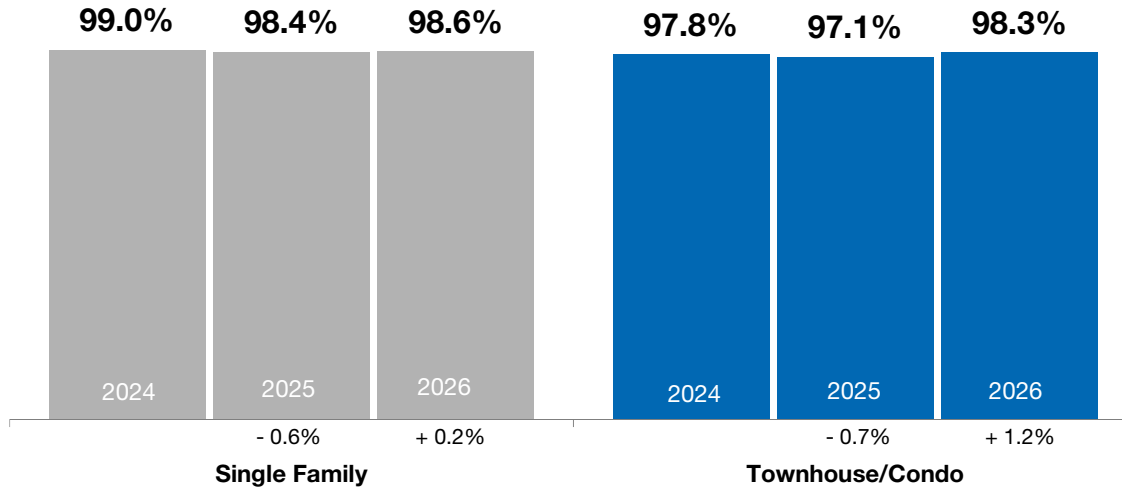
Historical Median Sales Price



Percent of List Price Received

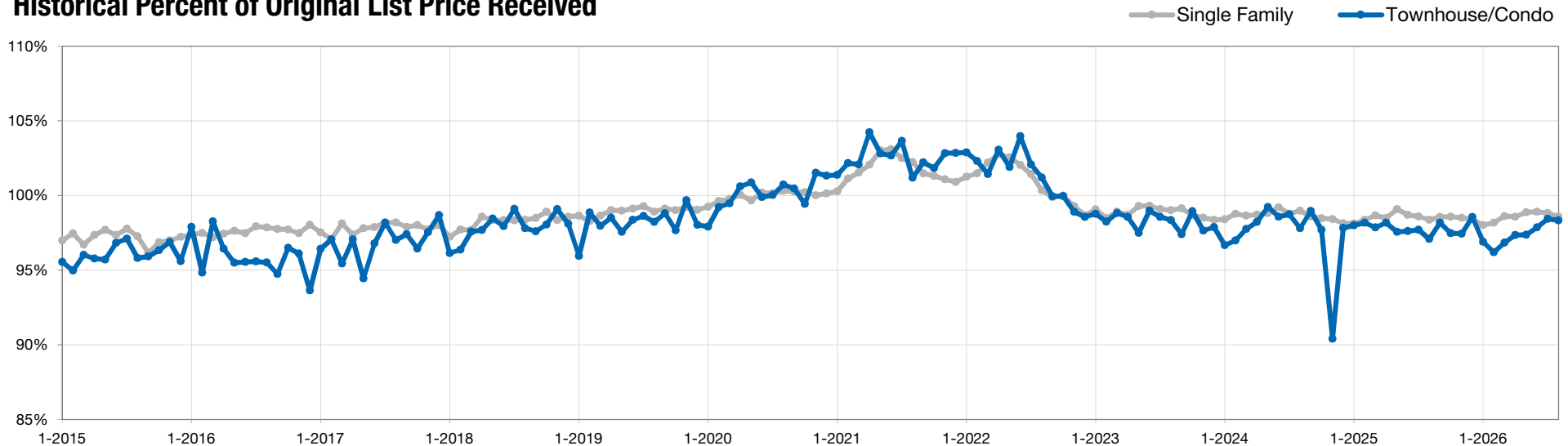
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Sep-2025	98.6%	0.0%	98.2%	- 0.8%
Oct-2025	98.6%	+ 0.1%	97.5%	- 0.2%
Nov-2025	98.5%	+ 0.1%	97.4%	+ 7.7%
Dec-2025	98.4%	+ 0.3%	98.6%	+ 0.8%
Jan-2026	98.0%	- 0.1%	96.9%	- 1.1%
Feb-2026	98.2%	- 0.2%	96.2%	- 2.0%
Mar-2026	98.6%	- 0.1%	96.8%	- 1.1%
Apr-2026	98.6%	+ 0.1%	97.4%	- 0.8%
May-2026	98.9%	- 0.2%	97.4%	- 0.2%
Jun-2026	98.9%	+ 0.2%	97.9%	+ 0.3%
Jul-2026	98.8%	+ 0.2%	98.4%	+ 0.7%
Aug-2026	98.6%	+ 0.2%	98.3%	+ 1.2%
Average	98.6%	+ 0.1%	97.6%	+ 0.9%

Historical Percent of Original List Price Received

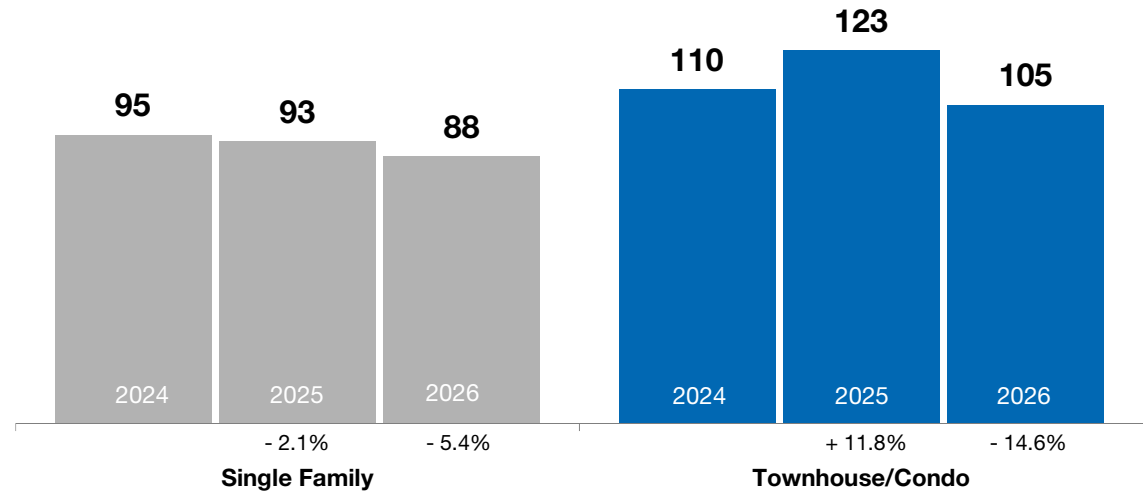


Housing Affordability Index



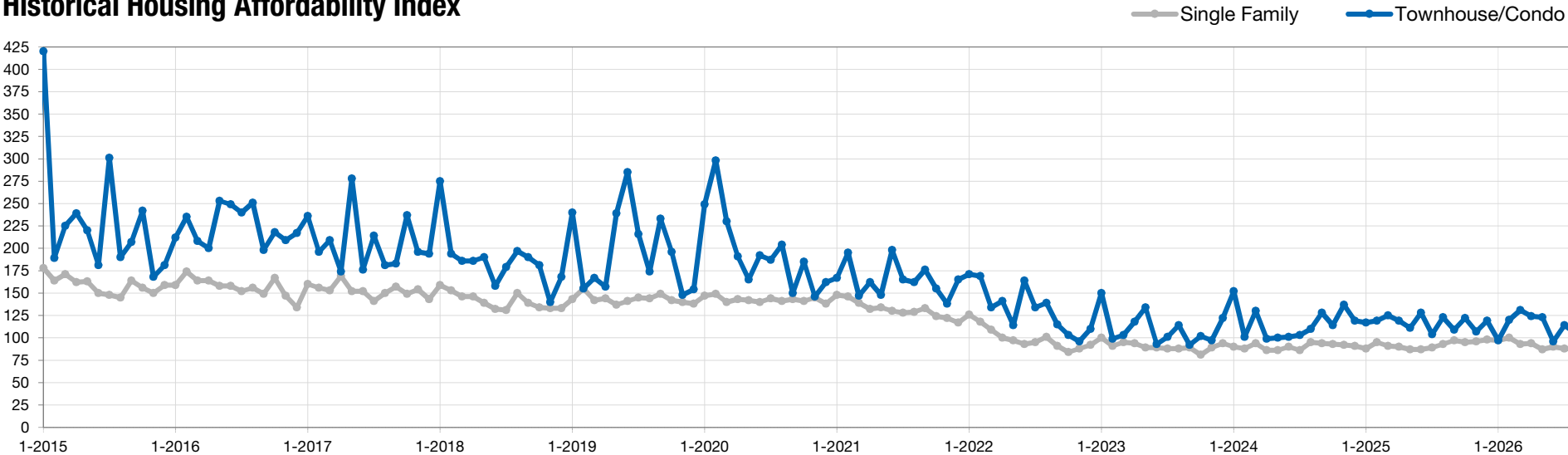
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Sep-2025	97	+ 3.2%	109	- 14.8%
Oct-2025	95	+ 2.2%	122	+ 7.0%
Nov-2025	96	+ 4.3%	107	- 21.9%
Dec-2025	98	+ 7.7%	119	0.0%
Jan-2026	97	+ 10.2%	97	- 17.1%
Feb-2026	100	+ 5.3%	120	+ 0.8%
Mar-2026	93	+ 2.2%	131	+ 4.8%
Apr-2026	94	+ 4.4%	124	+ 4.2%
May-2026	87	0.0%	123	+ 10.8%
Jun-2026	90	+ 3.4%	96	- 25.0%
Jul-2026	88	- 1.1%	114	+ 9.6%
Aug-2026	88	- 5.4%	105	- 14.6%
Average	94	+ 3.0%	114	- 4.7%

Historical Housing Affordability Index

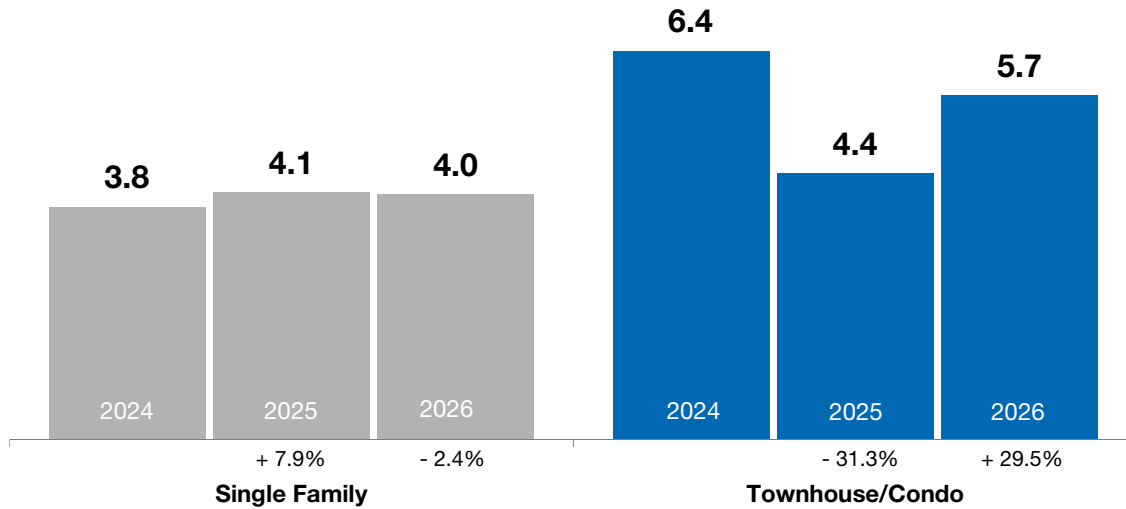


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



August



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Sep-2025	3.9	0.0%	4.1	- 26.8%
Oct-2025	3.8	- 2.6%	4.2	- 26.3%
Nov-2025	3.8	0.0%	4.2	- 14.3%
Dec-2025	3.6	0.0%	4.4	- 6.4%
Jan-2026	3.6	+ 2.9%	4.6	+ 7.0%
Feb-2026	3.7	+ 5.7%	4.8	+ 26.3%
Mar-2026	3.6	0.0%	5.1	+ 30.8%
Apr-2026	3.8	- 2.6%	5.5	+ 41.0%
May-2026	3.9	- 2.5%	6.2	+ 55.0%
Jun-2026	4.0	- 2.4%	5.6	+ 33.3%
Jul-2026	4.0	- 2.4%	6.0	+ 53.8%
Aug-2026	4.0	- 2.4%	5.7	+ 29.5%
Average	3.8	- 0.7%	5.0	+ 13.8%

Historical Months Supply of Inventory

