# Weekly Market Activity Report

## For Week Ending October 17, 2026

Data current as of October 26, 2026

Housing inventory reached 1.60 million units in September, up 1.9% from August and 4.6% from a year earlier, a 4.8-month supply at the current sales pace, according to the National Association of REALTORS®. The median existing-home sales price was $417,500, up 1.3% from $412,300 a year earlier, the 39th consecutive month of year-over-year price gains. With a median of 33 days on market, up from 31 in August, NAR Chief Economist Lawrence Yun said higher inventory and lengthening days on market give buyers improved negotiating power.

**SINGLE FAMILY**

For the week ending October 17:

- New Listings increased 5.9% to 143
- Pending Sales increased 16.0% to 123
- Inventory increased 16.9% to 2,382

For the month of September:

- Median Sales Price increased 3.8% to $334,900
- Days on Market decreased 21.2% to 41
- Pct of List Price Rec'd remained flat at 98.6%
- Months Supply increased 5.1% to 4.1

**TOWNHOUSE/CONDO**

For the week ending October 17:

- New Listings decreased 50.0% to 4
- Pending Sales decreased 14.3% to 6
- Inventory increased 31.9% to 211

For the month of September:

- Median Sales Price decreased 11.6% to $255,000
- Days on Market decreased 56.0% to 40
- Pct of List Price Rec'd decreased 0.1% to 98.1%
- Months Supply increased 63.4% to 6.7

## Quick Facts

| + 5.9% | - 50.0% | + 16.0% | - 14.3% | + 16.9% | + 31.9% |
|---|---|---|---|---|---|
| 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


New Listings 2
Pending Sales 3
Inventory of Homes for Sale 4


### Metrics by Month

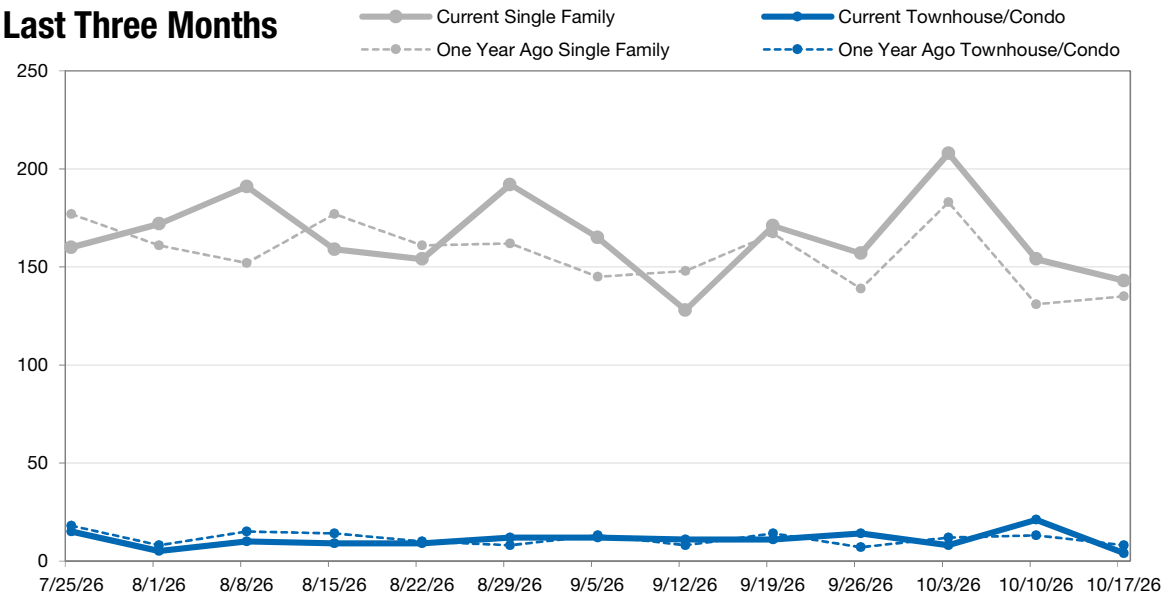

Days on Market 5
Median Sales Price 6
Percent of List Price Received 7
Housing Affordability Index 8
Months Supply of Inventory 9


Current as of October 26, 2026. All data from ValleyMLS. Report © 2026 ShowingTime Plus, LLC.

# New Listings

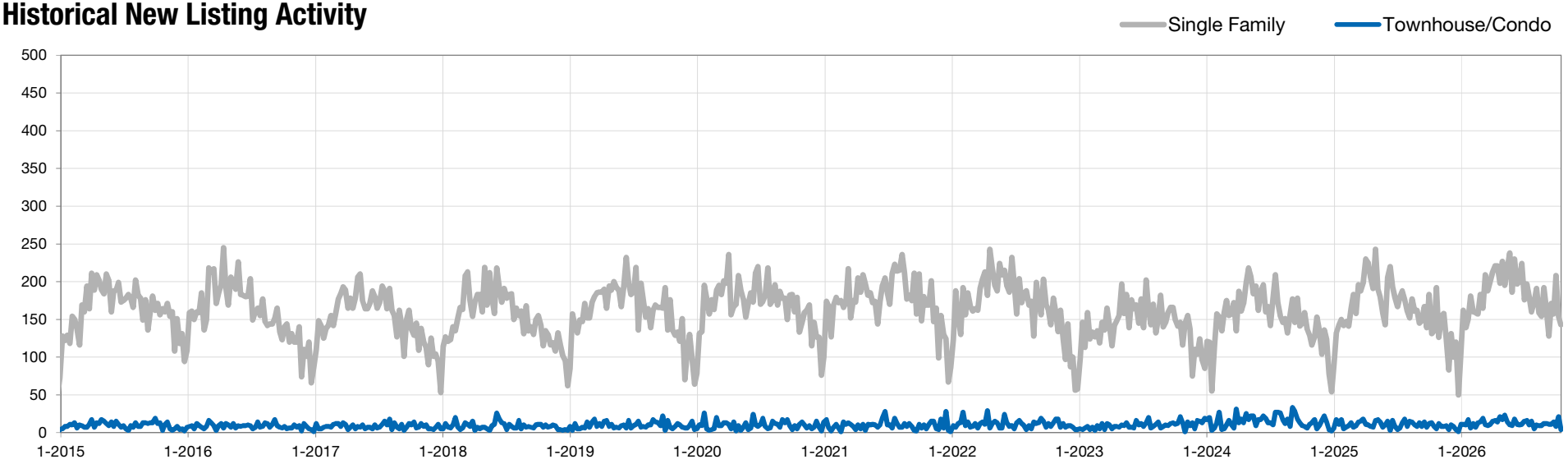
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months




| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **7/25/2026** | **160** | - 9.6% | **15** | - 16.7% |
| **8/1/2026** | **172** | + 6.8% | **5** | - 37.5% |
| **8/8/2026** | **191** | + 25.7% | **10** | - 33.3% |
| **8/15/2026** | **159** | - 10.2% | **9** | - 35.7% |
| **8/22/2026** | **154** | - 4.3% | **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** | **171** | + 2.4% | **11** | - 21.4% |
| **9/26/2026** | **157** | + 12.9% | **14** | + 100.0% |
| **10/3/2026** | **208** | + 13.7% | **8** | - 33.3% |
| **10/10/2026** | **154** | + 17.6% | **21** | + 61.5% |
| **10/17/2026** | **143** | + 5.9% | **4** | - 50.0% |
| **3-Month Avg.** | **166** | + 5.7% | **11** | - 4.7% |

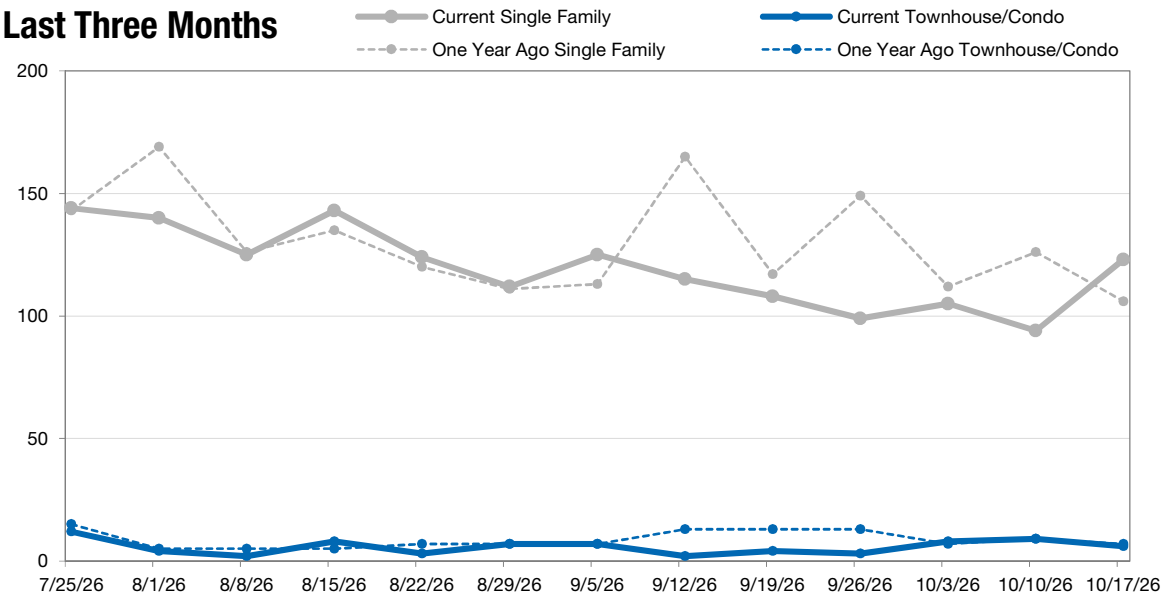
## Historical New Listing Activity



# Pending Sales

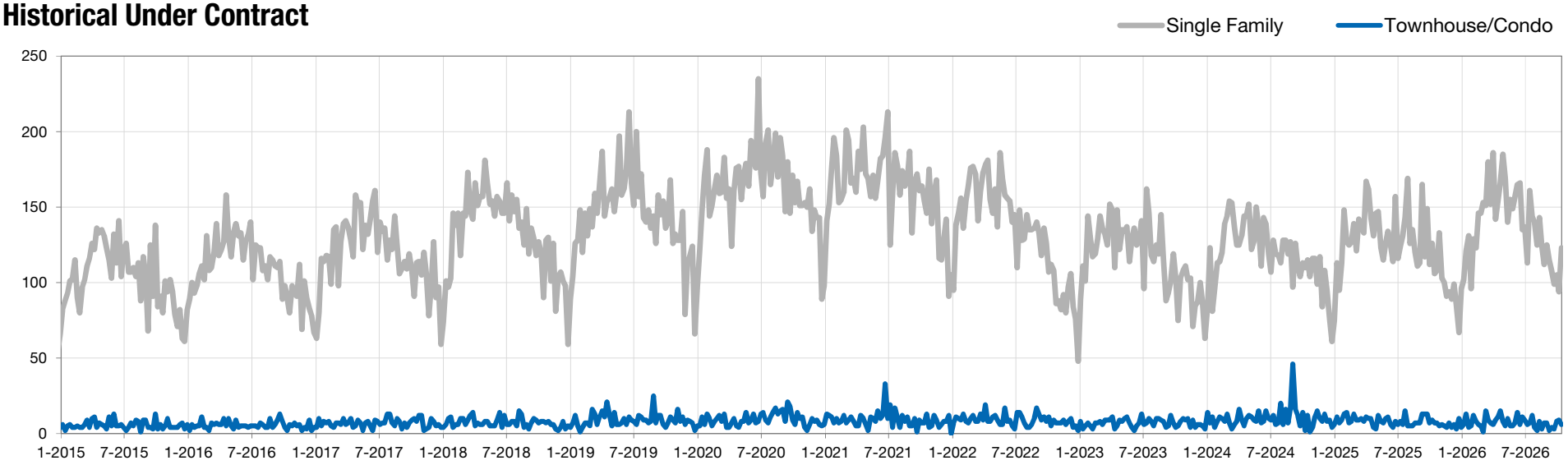
A count of the properties in either a contingent or pending status in a given week.

## Last Three Months




| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **7/25/2026** | **144** | + 0.7% | **12** | - 20.0% |
| **8/1/2026** | **140** | - 17.2% | **4** | - 20.0% |
| **8/8/2026** | **125** | - 0.8% | **2** | - 60.0% |
| **8/15/2026** | **143** | + 5.9% | **8** | + 60.0% |
| **8/22/2026** | **124** | + 3.3% | **3** | - 57.1% |
| **8/29/2026** | **112** | + 0.9% | **7** | 0.0% |
| **9/5/2026** | **125** | + 10.6% | **7** | 0.0% |
| **9/12/2026** | **115** | - 30.3% | **2** | - 84.6% |
| **9/19/2026** | **108** | - 7.7% | **4** | - 69.2% |
| **9/26/2026** | **99** | - 33.6% | **3** | - 76.9% |
| **10/3/2026** | **105** | - 6.3% | **8** | + 14.3% |
| **10/10/2026** | **94** | - 25.4% | **9** | 0.0% |
| **10/17/2026** | **123** | + 16.0% | **6** | - 14.3% |
| **3-Month Avg.** | **120** | - 8.0% | **6** | - 33.6% |

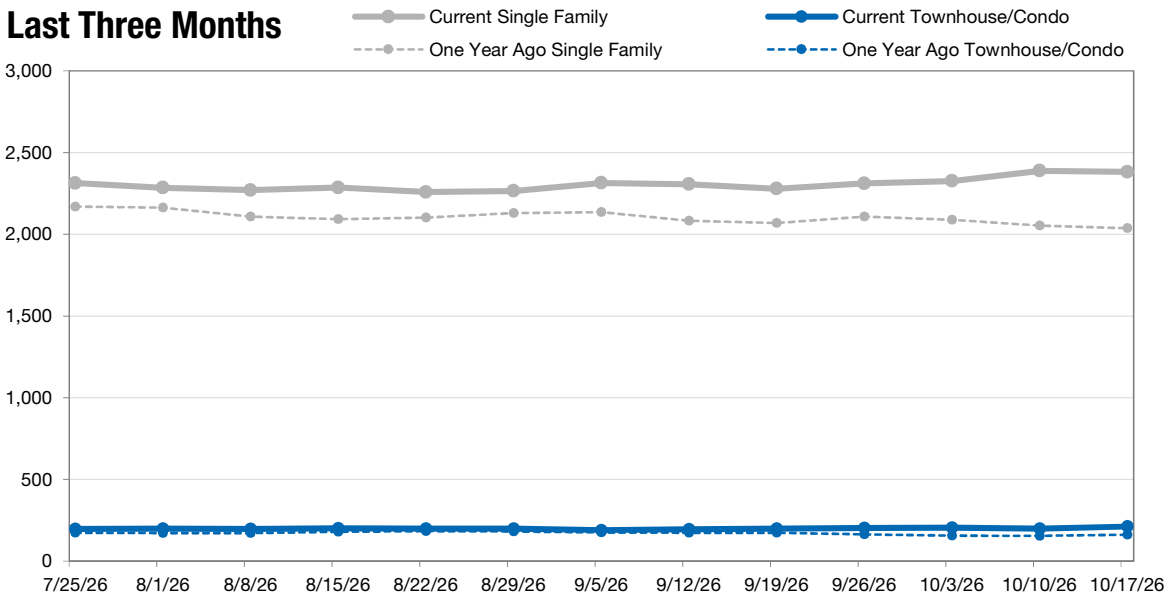
## Historical Under Contract



# Inventory of Homes for Sale

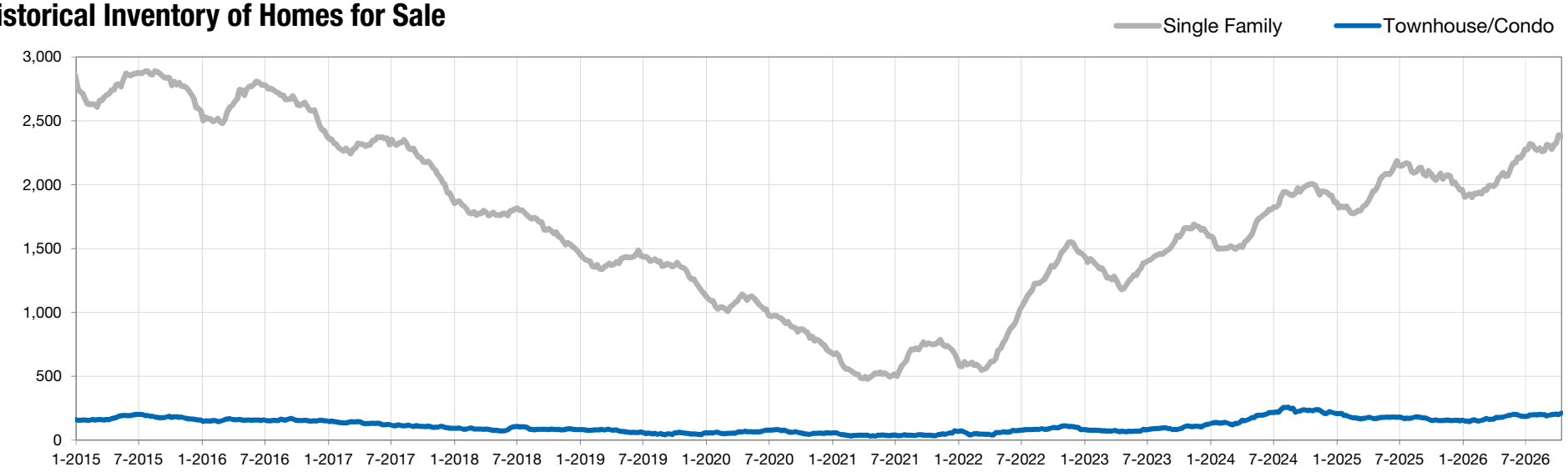
The number of properties available for sale in active status at the end of a given week.

## Last Three Months




| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **7/25/2026** | **2,314** | + 6.6% | **197** | + 14.5% |
| **8/1/2026** | **2,285** | + 5.6% | **198** | + 16.5% |
| **8/8/2026** | **2,271** | + 7.7% | **196** | + 14.6% |
| **8/15/2026** | **2,286** | + 9.3% | **201** | + 12.9% |
| **8/22/2026** | **2,259** | + 7.5% | **199** | + 8.7% |
| **8/29/2026** | **2,266** | + 6.4% | **198** | + 10.0% |
| **9/5/2026** | **2,315** | + 8.4% | **189** | + 8.0% |
| **9/12/2026** | **2,307** | + 10.8% | **194** | + 12.1% |
| **9/19/2026** | **2,279** | + 10.1% | **199** | + 15.7% |
| **9/26/2026** | **2,312** | + 9.6% | **202** | + 23.9% |
| **10/3/2026** | **2,326** | + 11.3% | **204** | + 31.6% |
| **10/10/2026** | **2,389** | + 16.3% | **199** | + 29.2% |
| **10/17/2026** | **2,382** | + 16.9% | **211** | + 31.9% |
| **3-Month Avg.** | **2,307** | + 9.7% | **199** | + 17.3% |

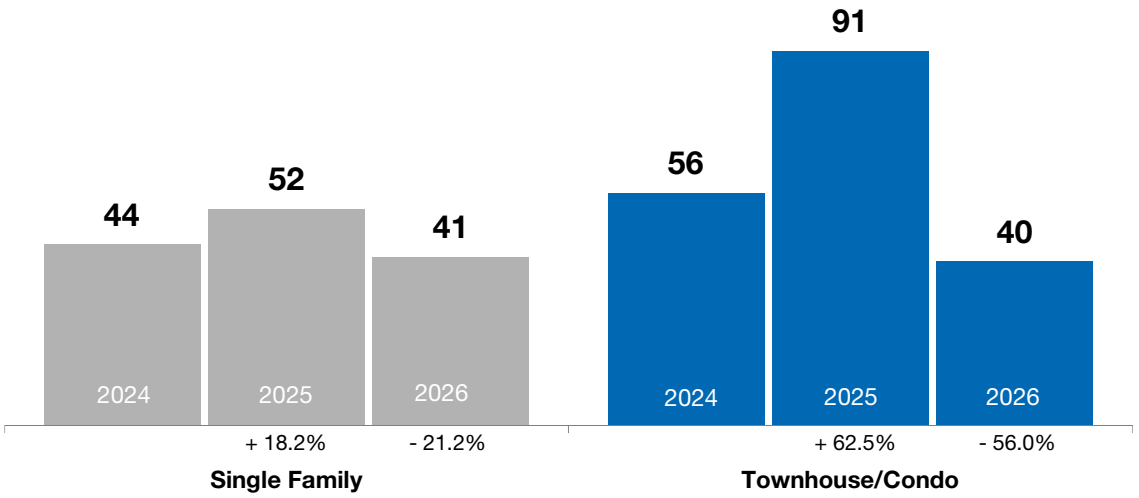
## Historical Inventory of Homes for Sale



# Days on Market Until Sale

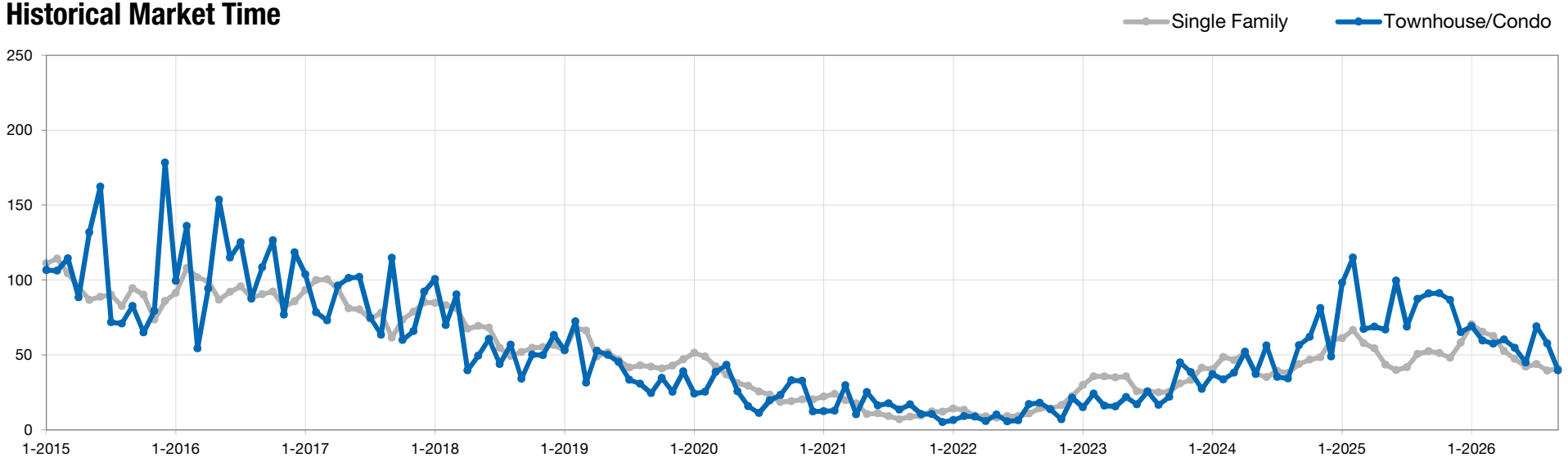
Average number of days between when a property is listed and when an offer is accepted in a given month.

## September




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Sep-2026 | 41 | - 21.2% | 40 | - 56.0% |
| Average | 51 | - 1.4% | 63 | - 20.4% |

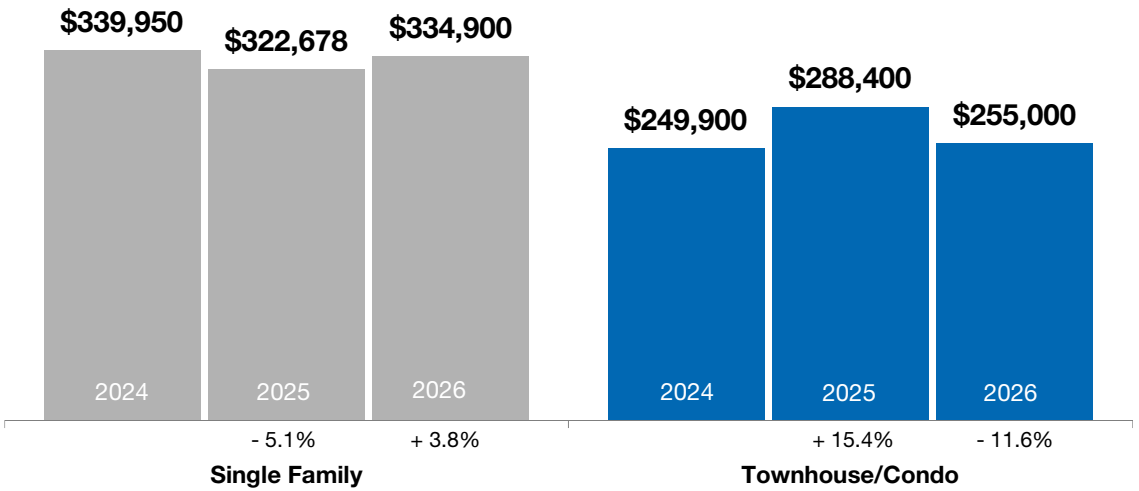
## Historical Market Time



# Median Sales Price

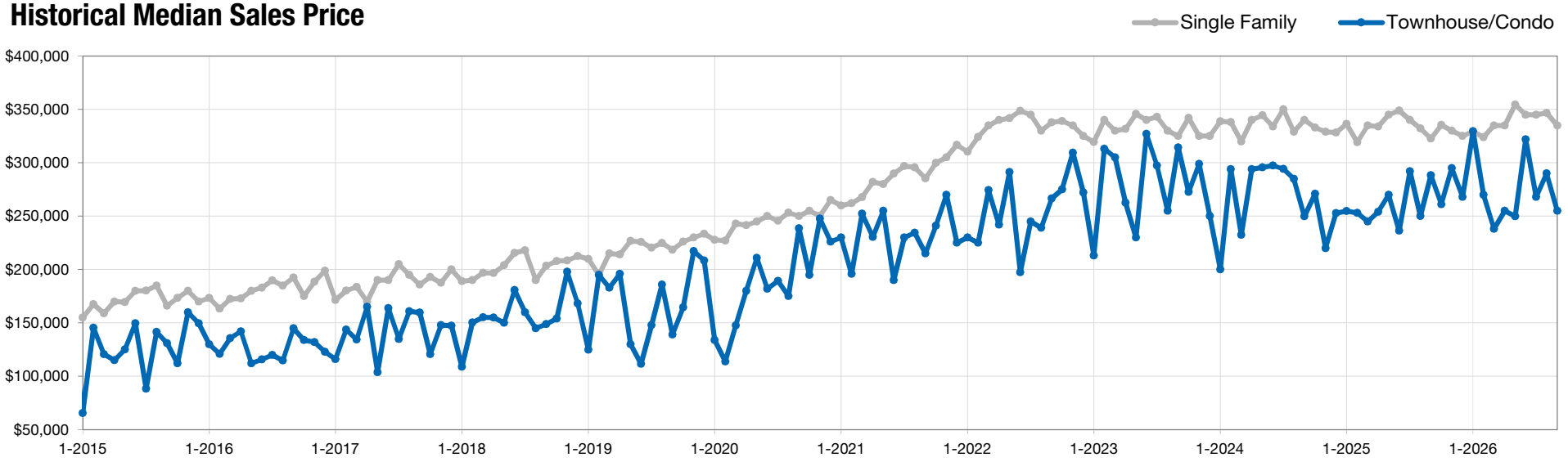
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## September




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **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** | **$346,670** | + 4.3% | **$290,000** | + 16.0% |
| **Sep-2026** | **$334,900** | + 3.8% | **$255,000** | - 11.6% |
| **Median** | **$339,400** | + 1.6% | **$267,900** | + 6.2% |

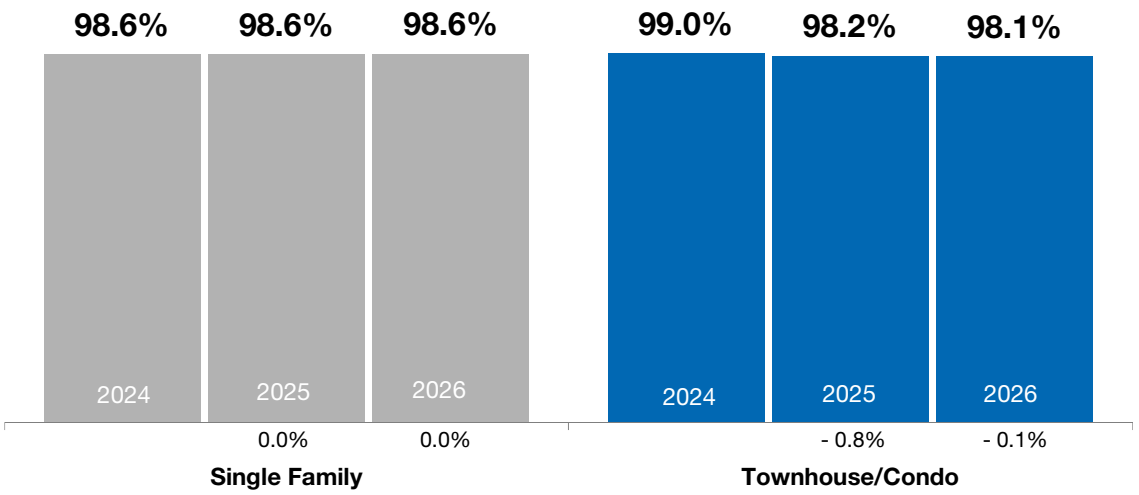
## Historical Median Sales Price



# Percent of List Price Received

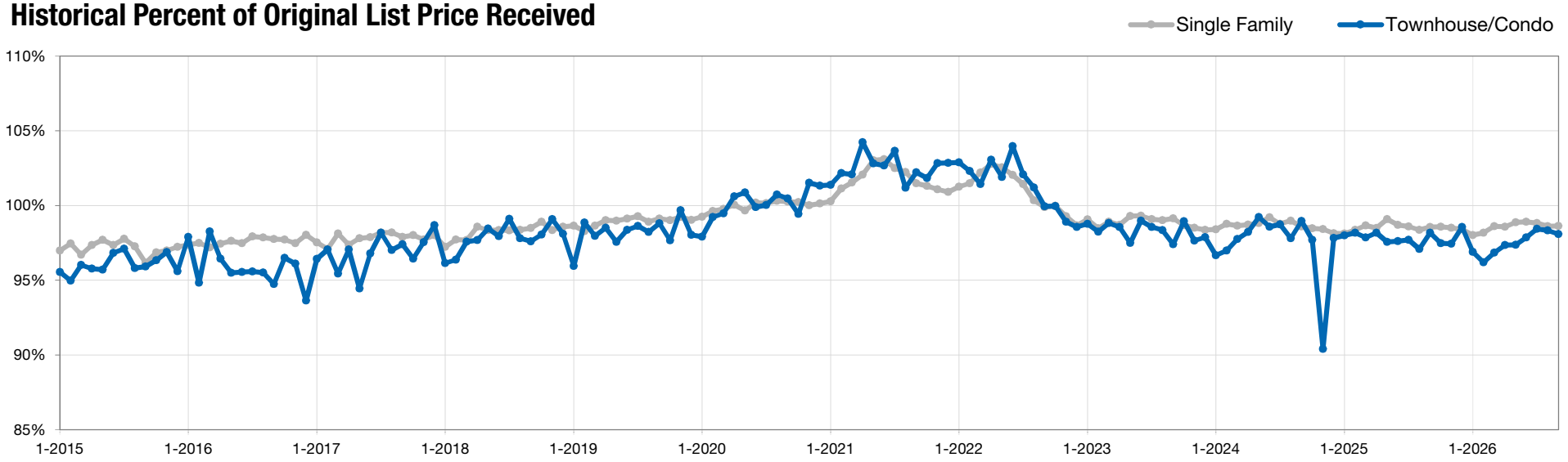
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## September




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Sep-2026 | 98.6% | 0.0% | 98.1% | - 0.1% |
| Average | 98.6% | + 0.1% | 97.6% | + 0.9% |

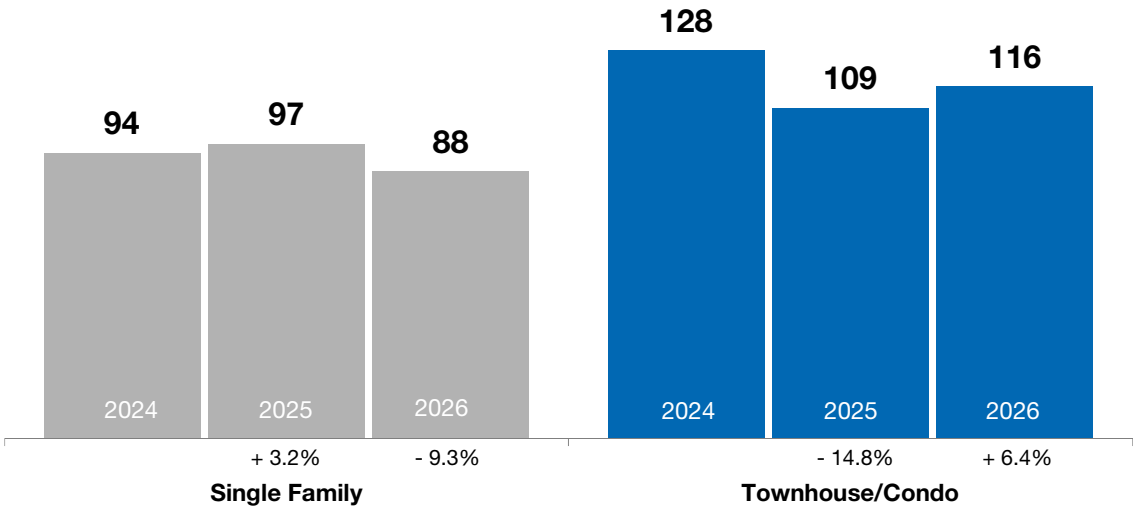
## Historical Percent of Original List Price Received



# Housing Affordability Index

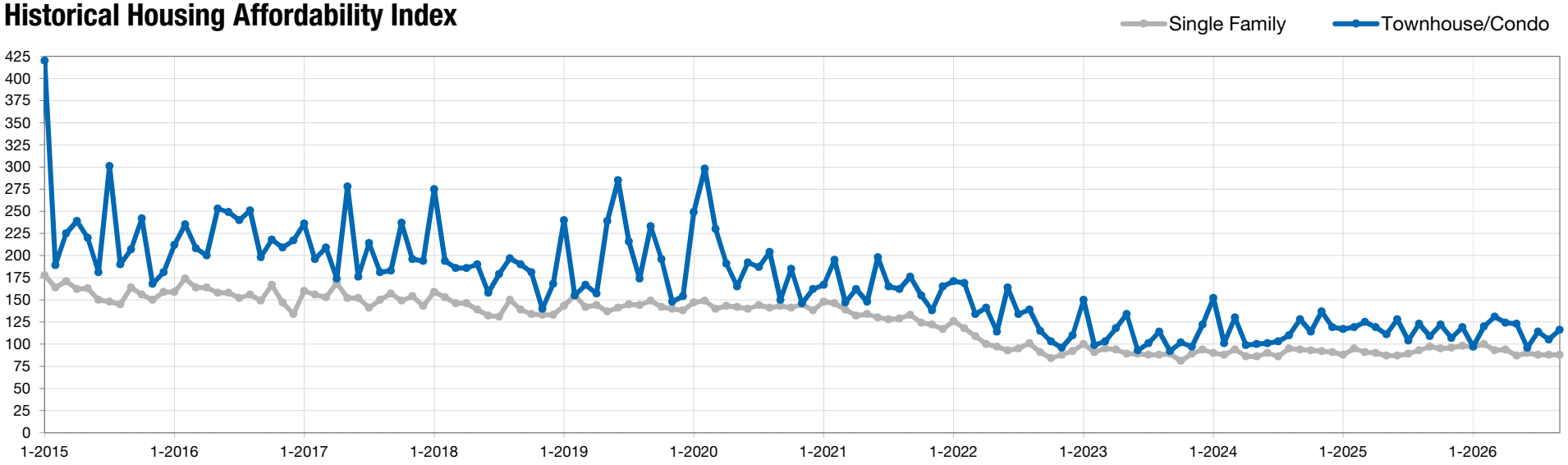
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## September




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Sep-2026 | 88 | - 9.3% | 116 | + 6.4% |
| Average | 93 | + 2.0% | 115 | - 2.9% |

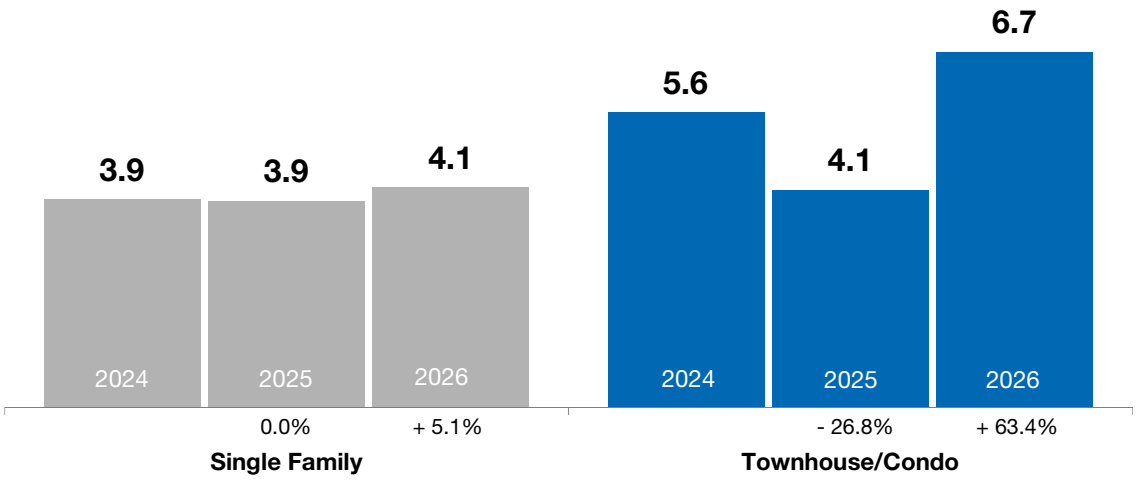
## Historical Housing Affordability Index



# 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.

## September




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **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% | **4.9** | + 28.9% |
| **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% | **6.1** | + 56.4% |
| **Aug-2026** | **4.0** | - 2.4% | **5.7** | + 29.5% |
| **Sep-2026** | **4.1** | + 5.1% | **6.7** | + 63.4% |
| **Average** | **3.8** | - 0.1% | **5.3** | + 22.5% |

## Historical Months Supply of Inventory

