

Weekly Market Activity Report



For Week Ending July 25, 2026

Data current as of August 3, 2026

As the median age of first-time homebuyers increases, many younger buyers are turning to their parents for financial assistance when purchasing a home. A Veterans United survey found that nearly 6 in 10 parents (59%) have provided or plan to provide financial support to help their children buy a home. Parents assist in a variety of ways, including cash gifts, down payment contributions, and help with closing costs.

SINGLE FAMILY

For the week ending July 25:

- New Listings decreased 11.9% to 156
- Pending Sales increased 3.5% to 148
- Inventory increased 5.3% to 2,284

For the month of June:

- Median Sales Price decreased 1.1% to \$345,000
- Days on Market increased 5.0% to 42
- Pct of List Price Rec'd increased 0.2% to 98.9%
- Months Supply decreased 4.9% to 3.9

TOWNHOUSE/CONDO

For the week ending July 25:

- New Listings decreased 22.2% to 14
- Pending Sales decreased 26.7% to 11
- Inventory increased 16.9% to 201

For the month of June:

- Median Sales Price increased 36.2% to \$322,000
- Days on Market decreased 55.0% to 45
- Pct of List Price Rec'd increased 0.3% to 97.9%
- Months Supply increased 38.1% to 5.8

Quick Facts

- 11.9%	- 22.2%	+ 3.5%	- 26.7%	+ 5.3%	+ 16.9%
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

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Inventory of Homes for Sale	4

Metrics by Month

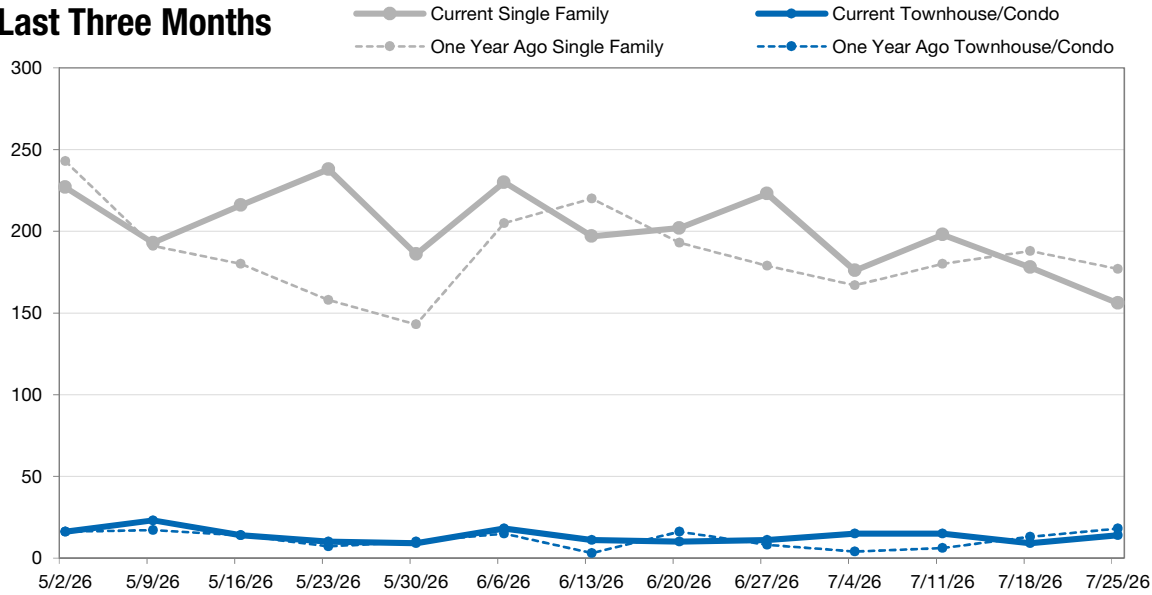
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New Listings

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
5/2/2026	227	- 6.6%	16	0.0%
5/9/2026	193	+ 1.0%	23	+ 35.3%
5/16/2026	216	+ 20.0%	14	0.0%
5/23/2026	238	+ 50.6%	10	+ 42.9%
5/30/2026	186	+ 30.1%	9	- 10.0%
6/6/2026	230	+ 12.2%	18	+ 20.0%
6/13/2026	197	- 10.5%	11	+ 266.7%
6/20/2026	202	+ 4.7%	10	- 37.5%
6/27/2026	223	+ 24.6%	11	+ 37.5%
7/4/2026	176	+ 5.4%	15	+ 275.0%
7/11/2026	198	+ 10.0%	15	+ 150.0%
7/18/2026	178	- 5.3%	9	- 30.8%
7/25/2026	156	- 11.9%	14	- 22.2%
3-Month Avg.	202	+ 8.1%	13	+ 19.0%

Historical New Listing Activity

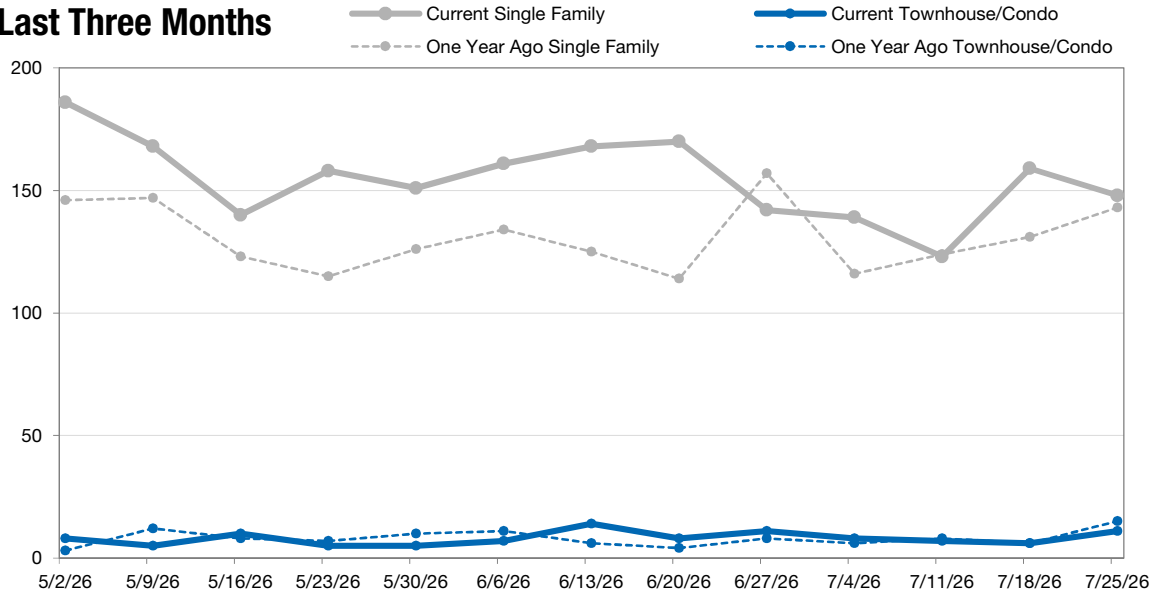


Pending Sales

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

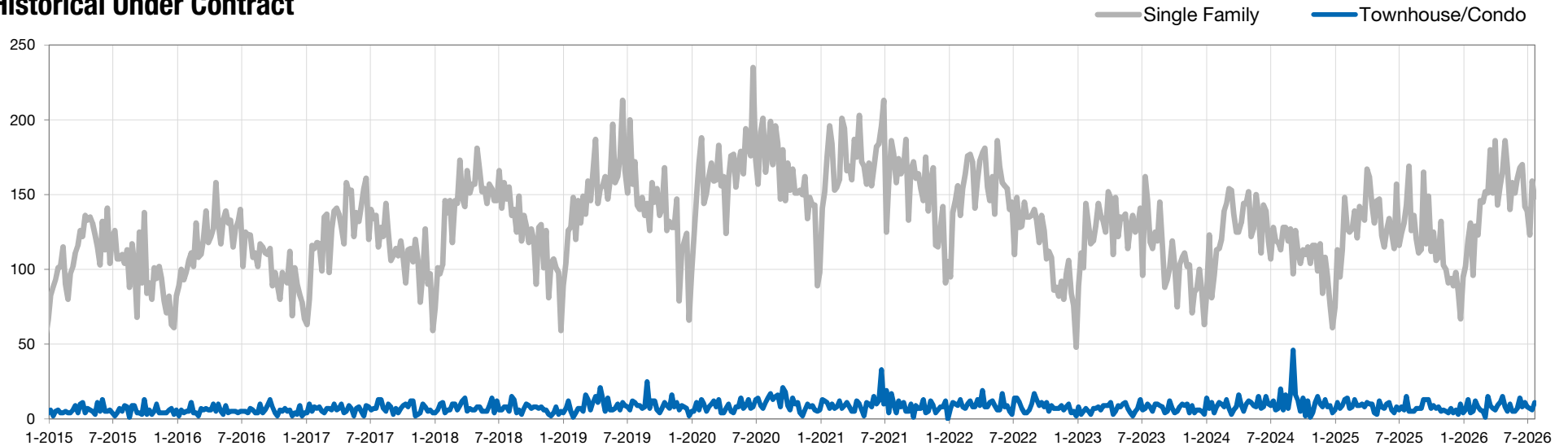


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/2/2026	186	+ 27.4%	8	+ 166.7%
5/9/2026	168	+ 14.3%	5	- 58.3%
5/16/2026	140	+ 13.8%	10	+ 25.0%
5/23/2026	158	+ 37.4%	5	- 28.6%
5/30/2026	151	+ 19.8%	5	- 50.0%
6/6/2026	161	+ 20.1%	7	- 36.4%
6/13/2026	168	+ 34.4%	14	+ 133.3%
6/20/2026	170	+ 49.1%	8	+ 100.0%
6/27/2026	142	- 9.6%	11	+ 37.5%
7/4/2026	139	+ 19.8%	8	+ 33.3%
7/11/2026	123	- 0.8%	7	- 12.5%
7/18/2026	159	+ 21.4%	6	0.0%
7/25/2026	148	+ 3.5%	11	- 26.7%
3-Month Avg.	155	+ 18.3%	8	+ 1.0%

Historical Under Contract

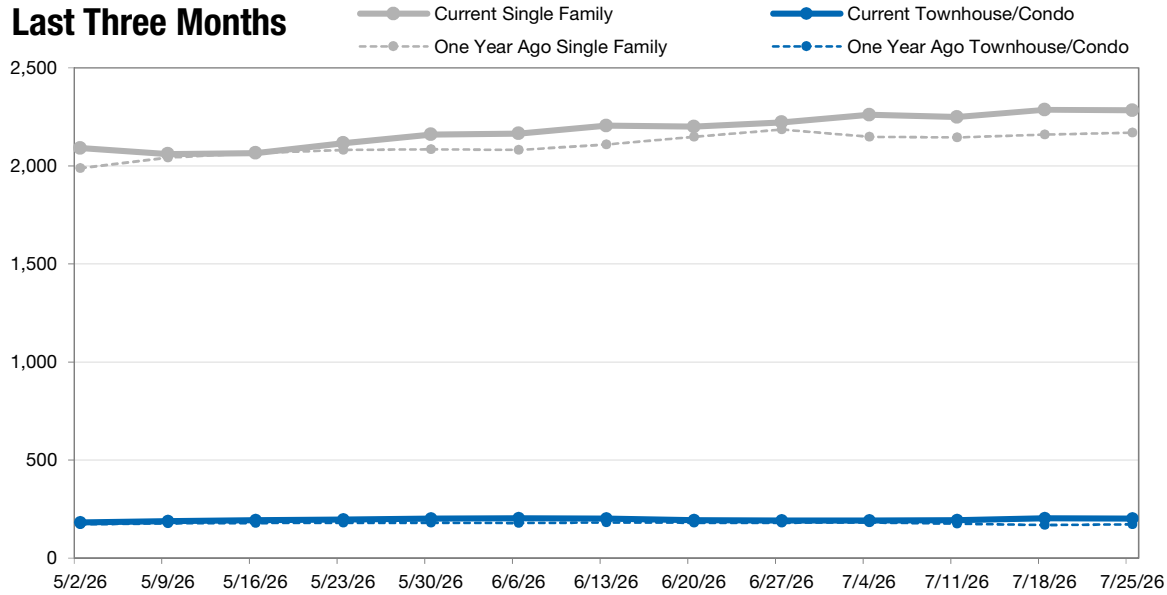


Inventory of Homes for Sale

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

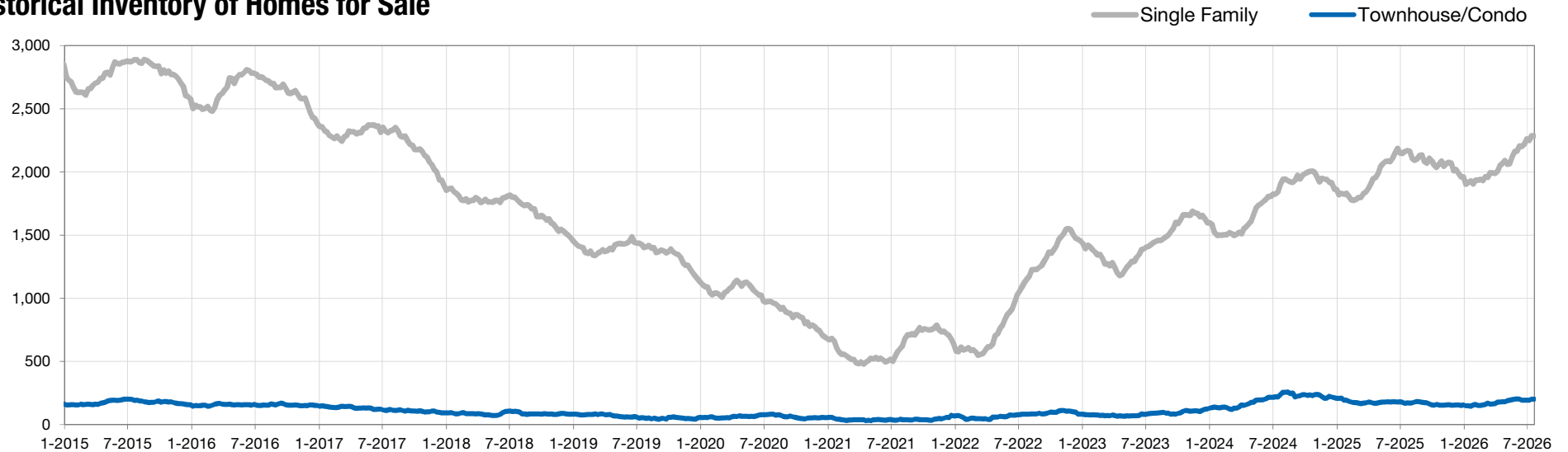


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/2/2026	2,091	+ 5.1%	181	+ 5.2%
5/9/2026	2,061	+ 0.9%	188	+ 6.8%
5/16/2026	2,066	0.0%	193	+ 8.4%
5/23/2026	2,117	+ 1.7%	196	+ 9.5%
5/30/2026	2,161	+ 3.6%	201	+ 11.7%
6/6/2026	2,166	+ 4.0%	203	+ 14.0%
6/13/2026	2,206	+ 4.5%	201	+ 11.0%
6/20/2026	2,201	+ 2.4%	193	+ 7.2%
6/27/2026	2,223	+ 1.7%	192	+ 7.3%
7/4/2026	2,261	+ 5.2%	192	+ 6.1%
7/11/2026	2,250	+ 4.8%	193	+ 10.3%
7/18/2026	2,287	+ 5.8%	202	+ 20.2%
7/25/2026	2,284	+ 5.3%	201	+ 16.9%
3-Month Avg.	2,183	+ 3.5%	195	+ 10.3%

Historical Inventory of Homes for Sale

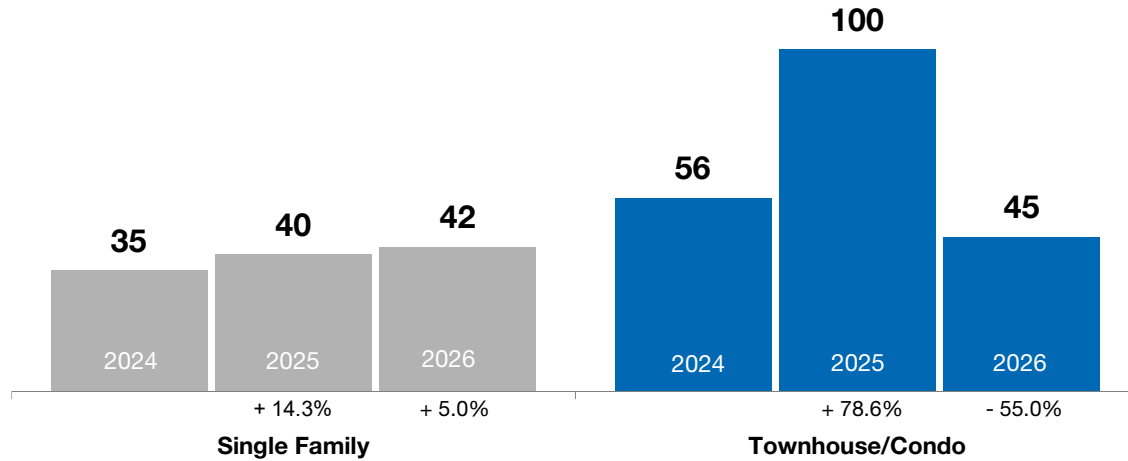


Days on Market Until Sale

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

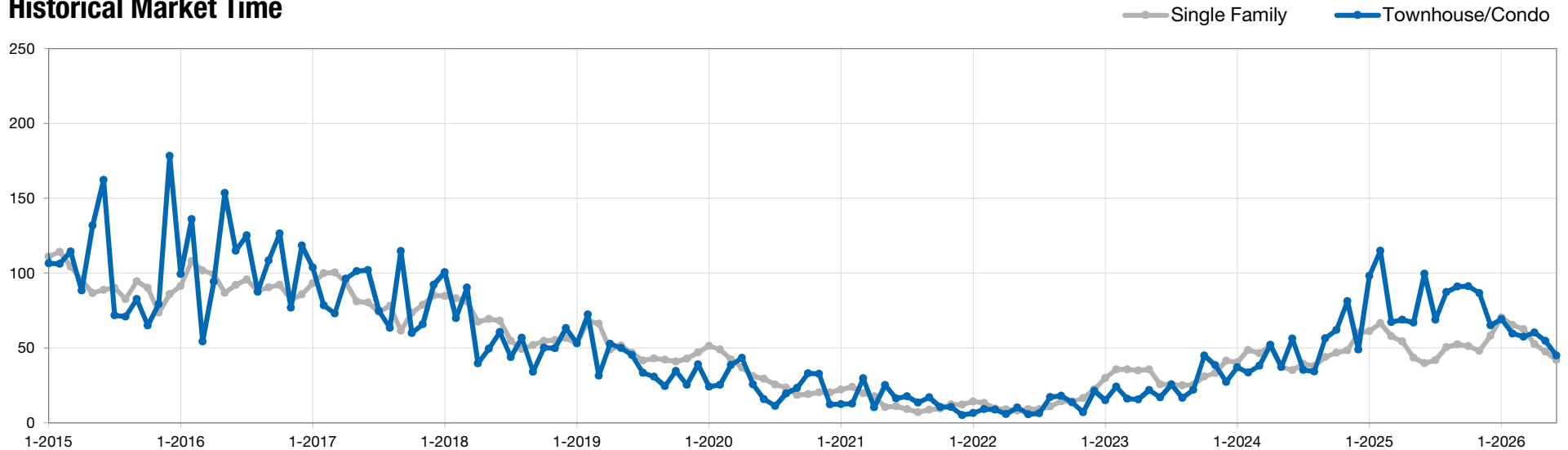


June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jul-2025	42	+ 7.7%	69	+ 97.1%
Aug-2025	51	+ 34.2%	87	+ 155.9%
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%
Average	53	+ 6.9%	70	+ 2.8%

Historical Market Time

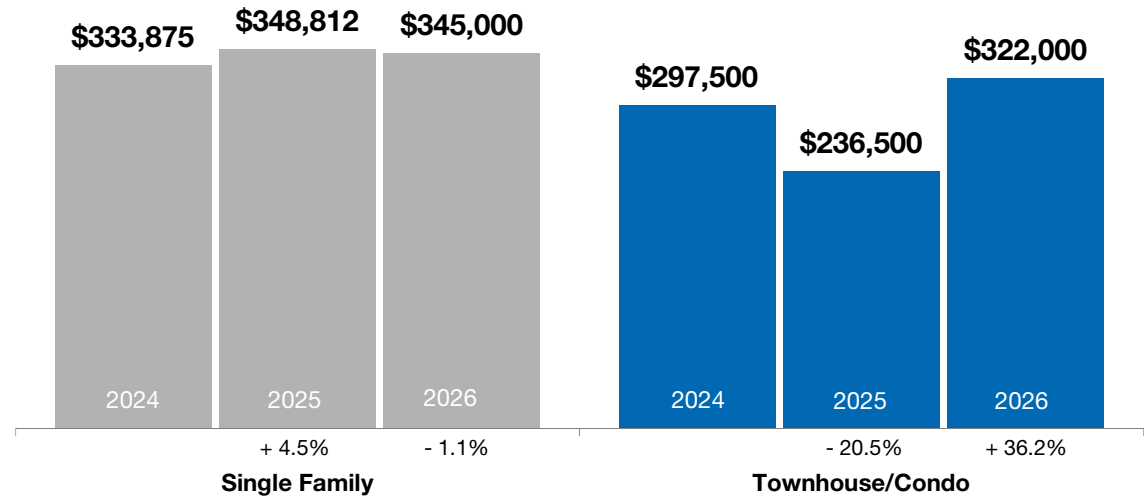


Median Sales Price

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

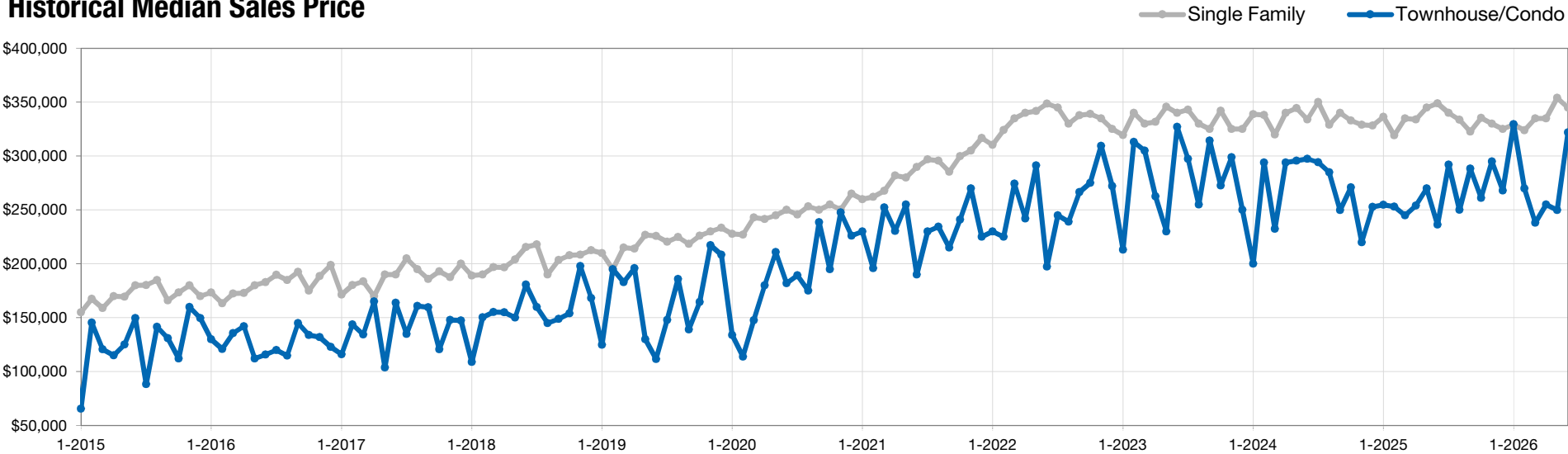


June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jul-2025	\$340,000	- 2.9%	\$292,000	- 0.8%
Aug-2025	\$333,645	+ 1.4%	\$250,000	- 12.3%
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	\$354,000	+ 2.6%	\$249,750	- 7.5%
Jun-2026	\$345,000	- 1.1%	\$322,000	+ 36.2%
Median	\$335,000	0.0%	\$269,515	+ 5.9%

Historical Median Sales Price

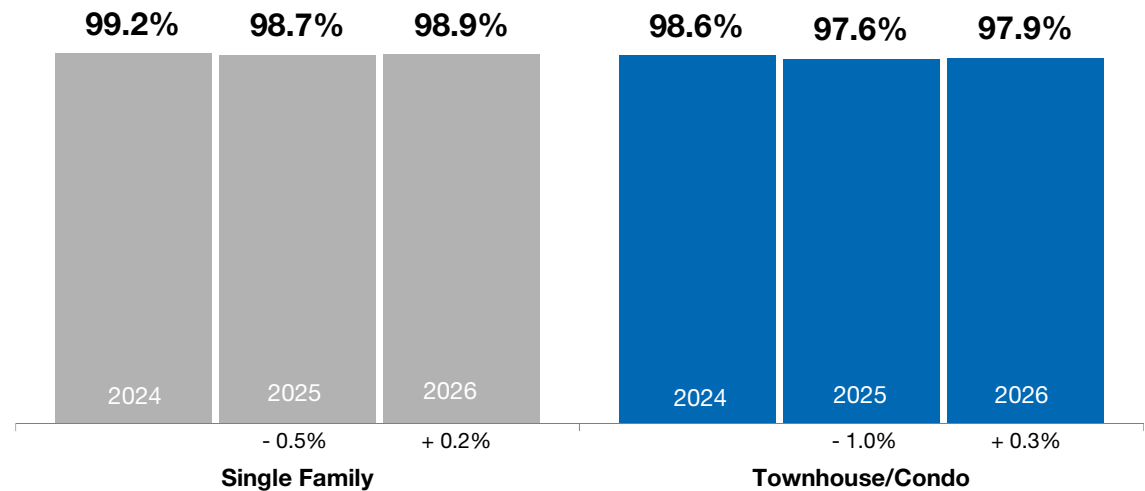


Percent of List Price Received



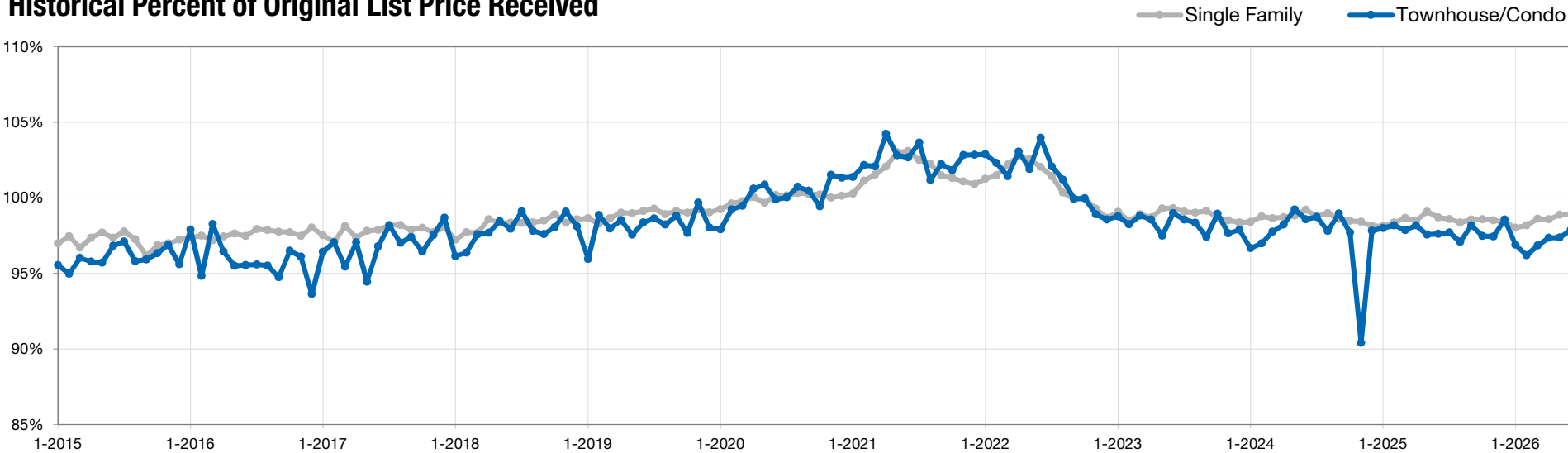
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jul-2025	98.6%	- 0.2%	97.7%	- 1.0%
Aug-2025	98.4%	- 0.6%	97.1%	- 0.7%
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%
Average	98.5%	- 0.0%	97.4%	+ 0.5%

Historical Percent of Original List Price Received

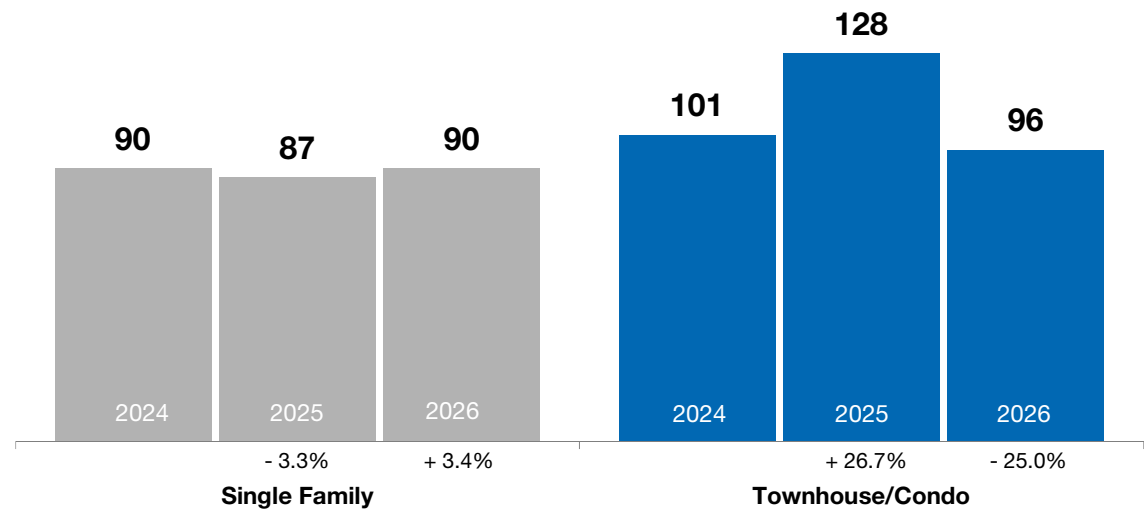


Housing Affordability Index



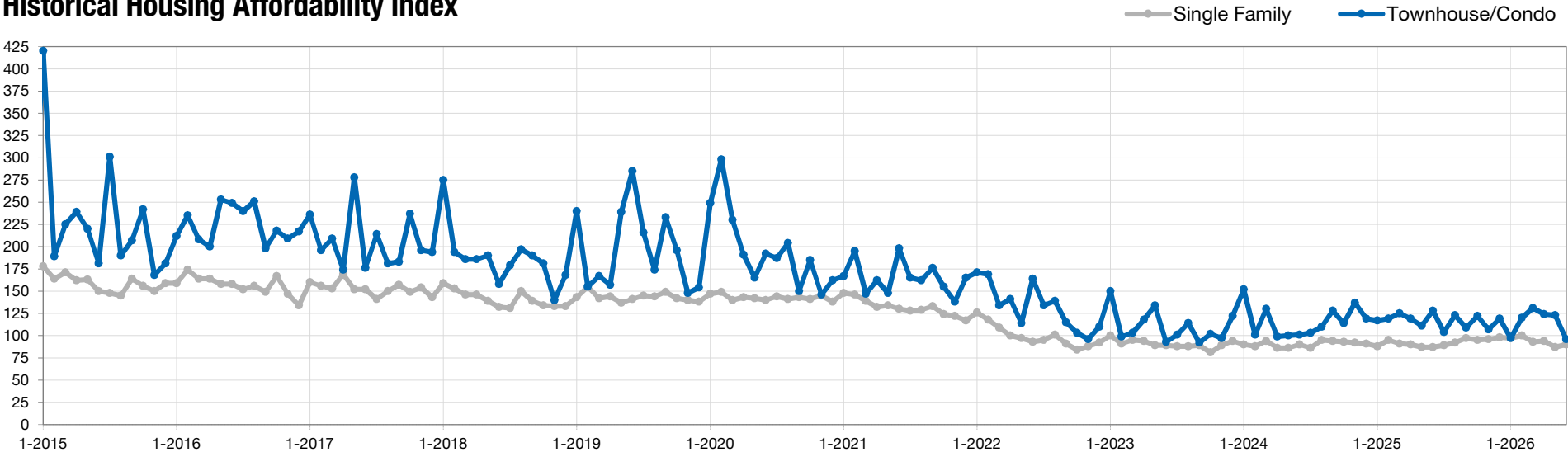
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jul-2025	89	+ 3.5%	104	+ 1.0%
Aug-2025	92	- 3.2%	123	+ 11.8%
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%
Average	94	- 0.7%	115	- 0.8%

Historical Housing Affordability Index

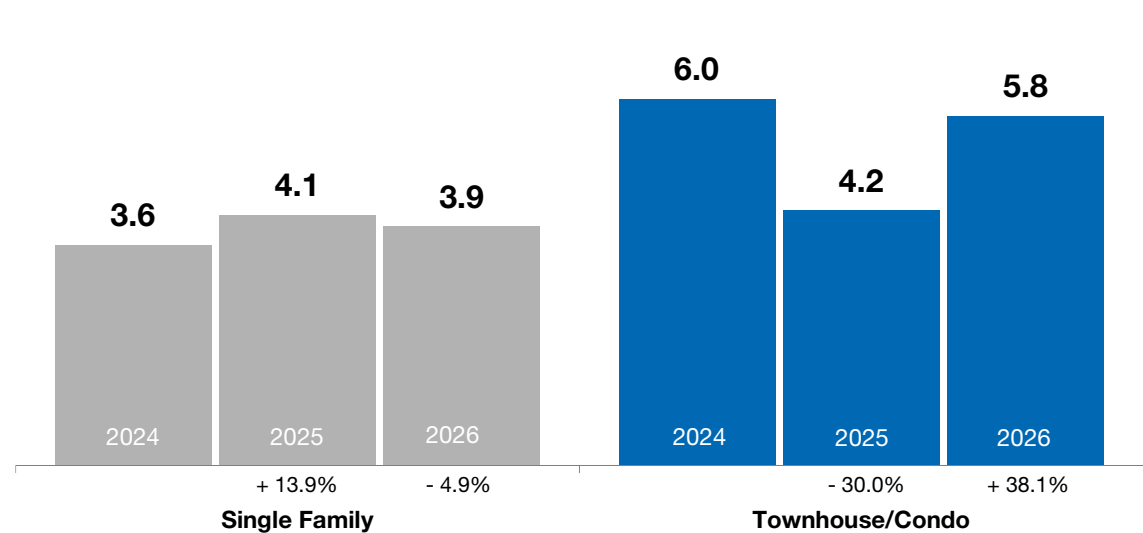


Months Supply of Inventory

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.



June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jul-2025	4.1	+ 7.9%	3.9	- 42.6%
Aug-2025	4.1	+ 7.9%	4.4	- 31.3%
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%	4.9	+ 28.9%
Mar-2026	3.6	0.0%	5.2	+ 33.3%
Apr-2026	3.8	- 2.6%	5.6	+ 43.6%
May-2026	3.9	- 2.5%	6.3	+ 57.5%
Jun-2026	3.9	- 4.9%	5.8	+ 38.1%
Average	3.8	+ 0.5%	4.8	- 1.1%

Historical Months Supply of Inventory

