

Weekly Market Activity Report



For Week Ending August 8, 2026

Data current as of August 17, 2026

The dog days of summer brought us sluggish buyer volume and stubbornly high prices. The national median sales price reached \$434,100 in July—a 2% year-over-year increase—as the ongoing "lock-in effect" kept homeowners with ultra-low pandemic-era mortgages from listing their properties. Existing-home sales dropped 1.7% month-over-month in July to a seasonally adjusted annual pace of 4.06 million units, according to the National Association of Realtors.

SINGLE FAMILY

For the week ending August 8:

- New Listings increased 25.7% to 191
- Pending Sales increased 5.6% to 133
- Inventory increased 6.6% to 2,247

For the month of July:

- Median Sales Price increased 1.5% to \$345,000
- Days on Market increased 2.4% to 43
- Pct of List Price Rec'd increased 0.2% to 98.8%
- Months Supply decreased 4.9% to 3.9

TOWNHOUSE/CONDO

For the week ending August 8:

- New Listings decreased 33.3% to 10
- Pending Sales decreased 40.0% to 3
- Inventory increased 18.7% to 203

For the month of July:

- Median Sales Price decreased 8.3% to \$267,900
- Days on Market remained flat at 69
- Pct of List Price Rec'd increased 0.7% to 98.4%
- Months Supply increased 59.0% to 6.2

Quick Facts

+ 25.7%	- 33.3%	+ 5.6%	- 40.0%	+ 6.6%	+ 18.7%
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

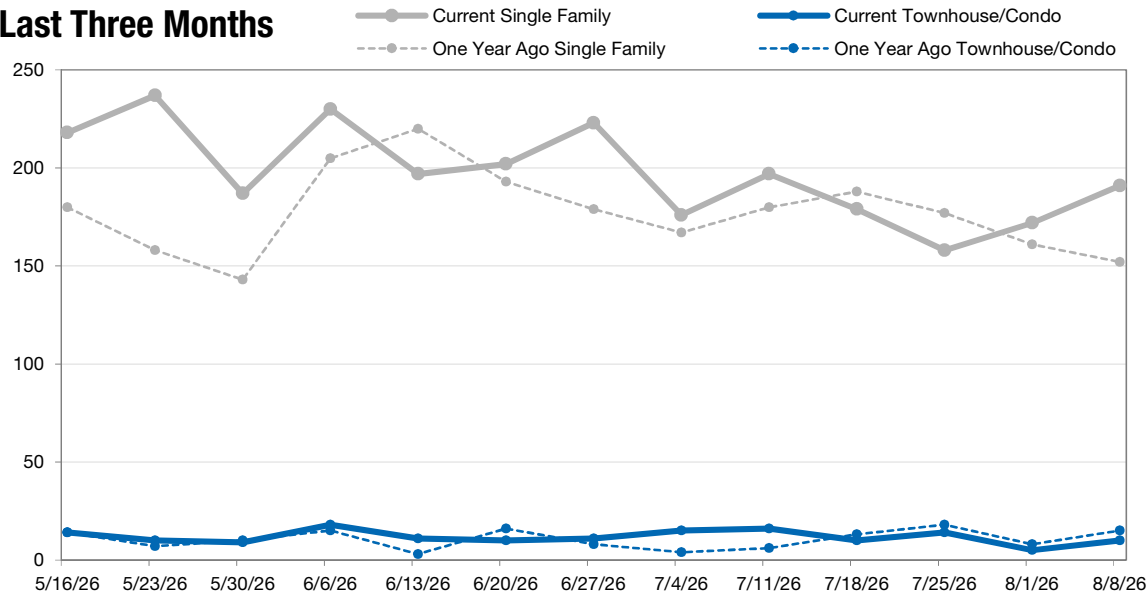
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New Listings

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

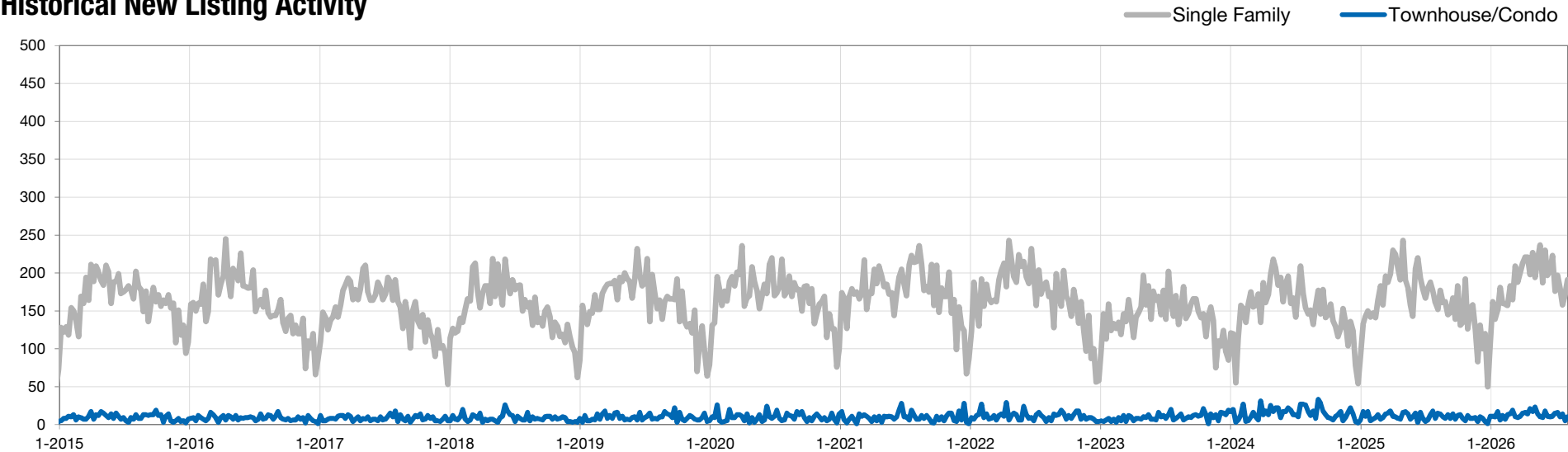


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/16/2026	218	+ 21.1%	14	0.0%
5/23/2026	237	+ 50.0%	10	+ 42.9%
5/30/2026	187	+ 30.8%	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	197	+ 9.4%	16	+ 166.7%
7/18/2026	179	- 4.8%	10	- 23.1%
7/25/2026	158	- 10.7%	14	- 22.2%
8/1/2026	172	+ 6.8%	5	- 37.5%
8/8/2026	191	+ 25.7%	10	- 33.3%
3-Month Avg.	197	+ 11.5%	12	+ 11.7%

Historical New Listing Activity

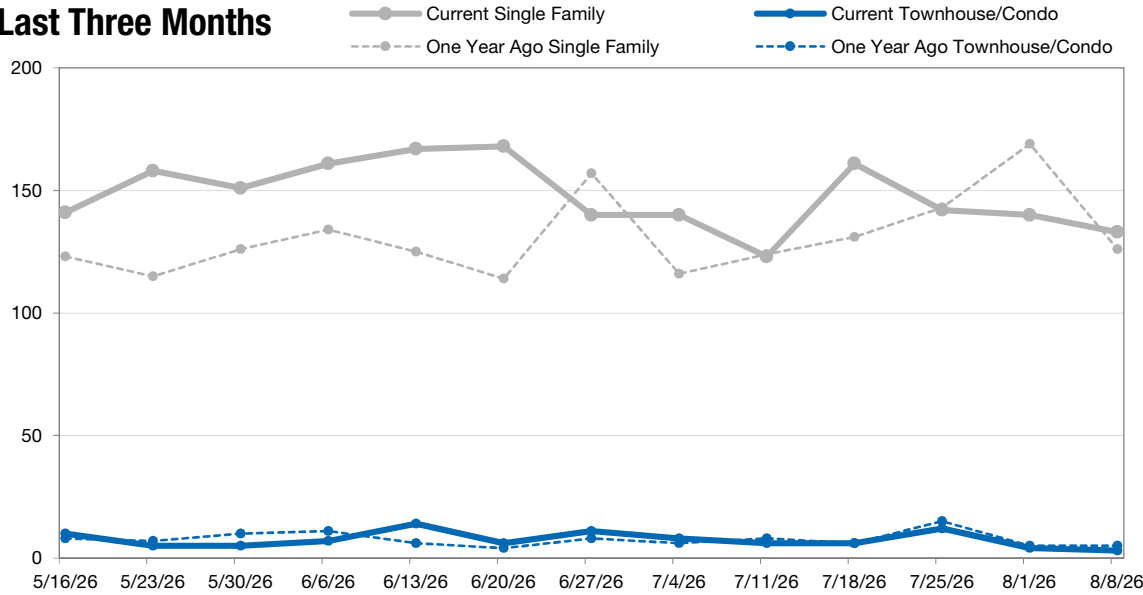


Pending Sales

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

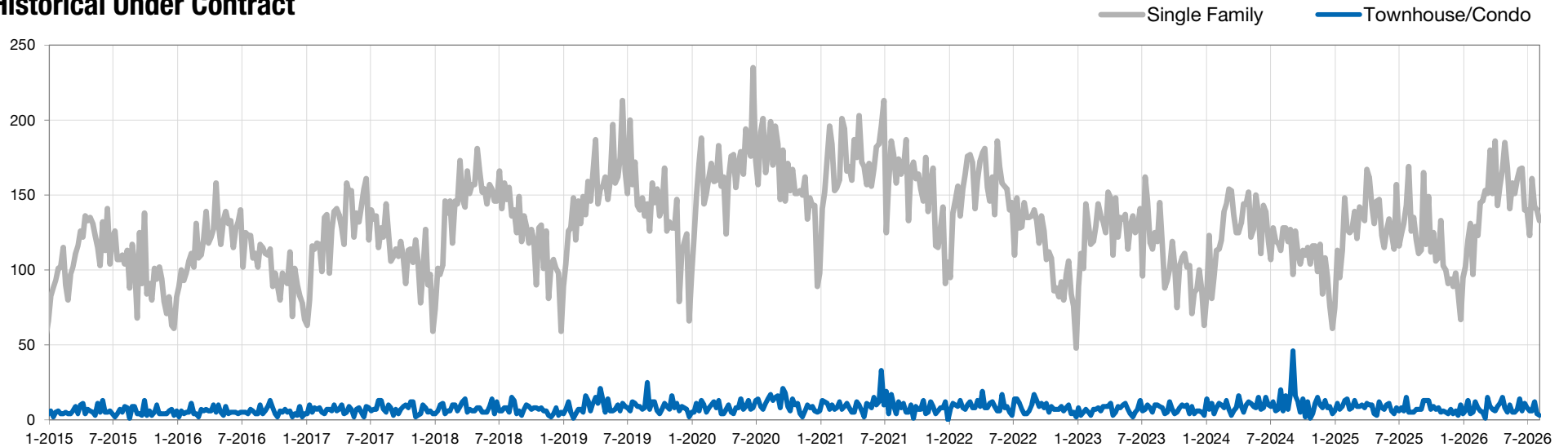


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/16/2026	141	+ 14.6%	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	167	+ 33.6%	14	+ 133.3%
6/20/2026	168	+ 47.4%	6	+ 50.0%
6/27/2026	140	- 10.8%	11	+ 37.5%
7/4/2026	140	+ 20.7%	8	+ 33.3%
7/11/2026	123	- 0.8%	6	- 25.0%
7/18/2026	161	+ 22.9%	6	0.0%
7/25/2026	142	- 0.7%	12	- 20.0%
8/1/2026	140	- 17.2%	4	- 20.0%
8/8/2026	133	+ 5.6%	3	- 40.0%
3-Month Avg.	148	+ 13.0%	7	- 2.0%

Historical Under Contract

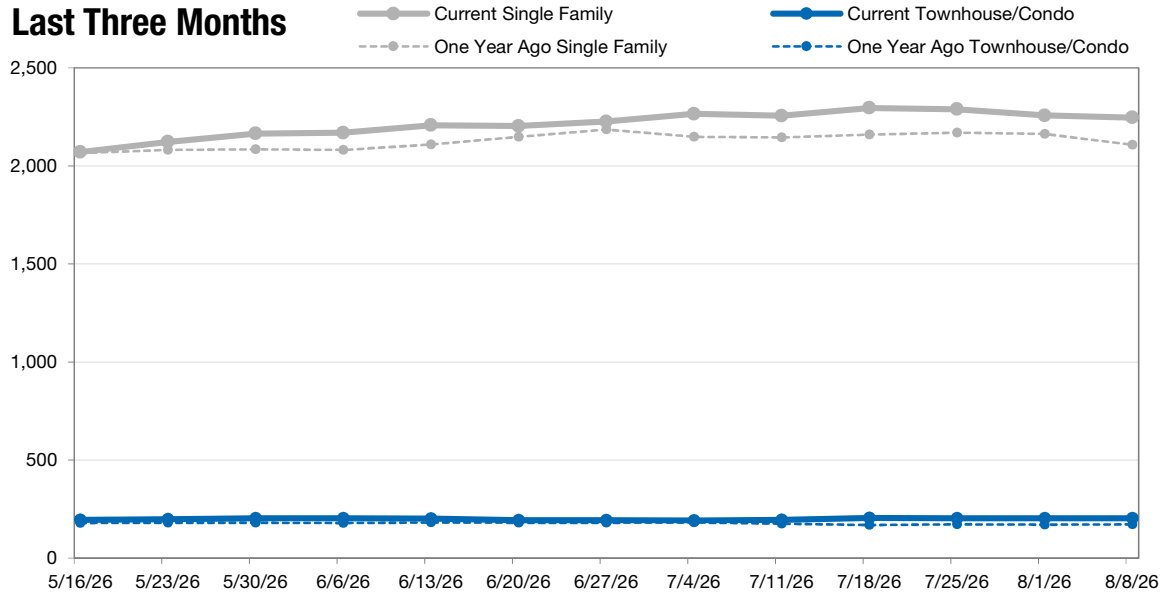


Inventory of Homes for Sale

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

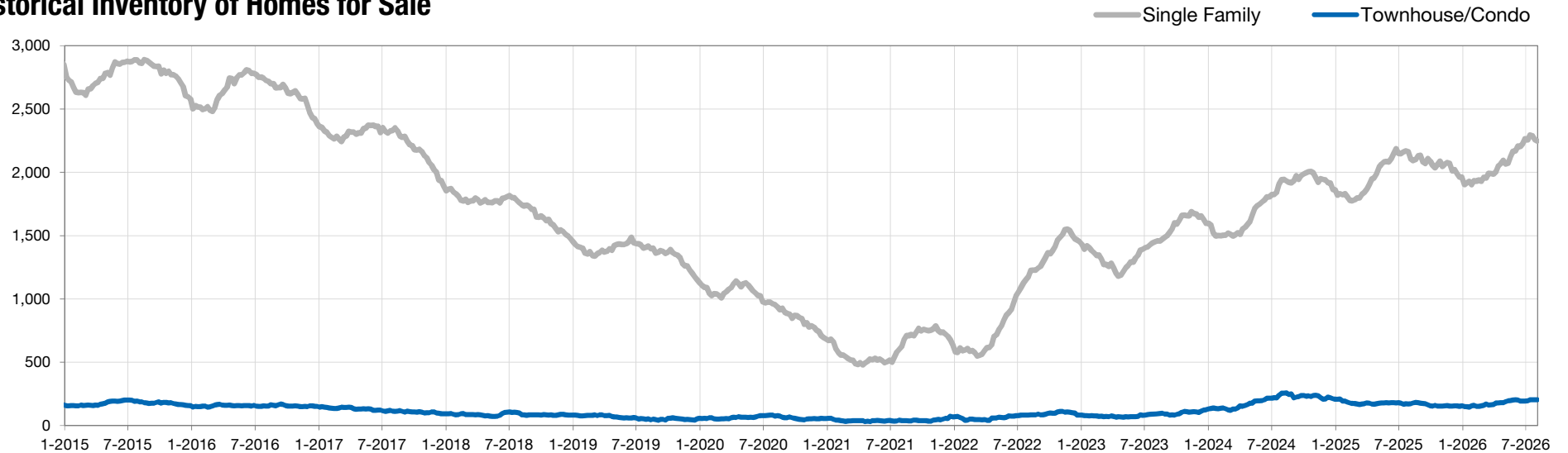


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/16/2026	2,071	+ 0.2%	194	+ 9.0%
5/23/2026	2,123	+ 2.0%	197	+ 10.1%
5/30/2026	2,166	+ 3.8%	202	+ 12.2%
6/6/2026	2,170	+ 4.2%	203	+ 14.0%
6/13/2026	2,208	+ 4.6%	201	+ 11.0%
6/20/2026	2,204	+ 2.6%	193	+ 7.2%
6/27/2026	2,227	+ 1.9%	193	+ 7.8%
7/4/2026	2,266	+ 5.4%	192	+ 6.1%
7/11/2026	2,256	+ 5.1%	194	+ 10.9%
7/18/2026	2,296	+ 6.2%	204	+ 21.4%
7/25/2026	2,290	+ 5.5%	203	+ 18.0%
8/1/2026	2,258	+ 4.3%	203	+ 19.4%
8/8/2026	2,247	+ 6.6%	203	+ 18.7%
3-Month Avg.	2,214	+ 4.1%	199	+ 12.7%

Historical Inventory of Homes for Sale

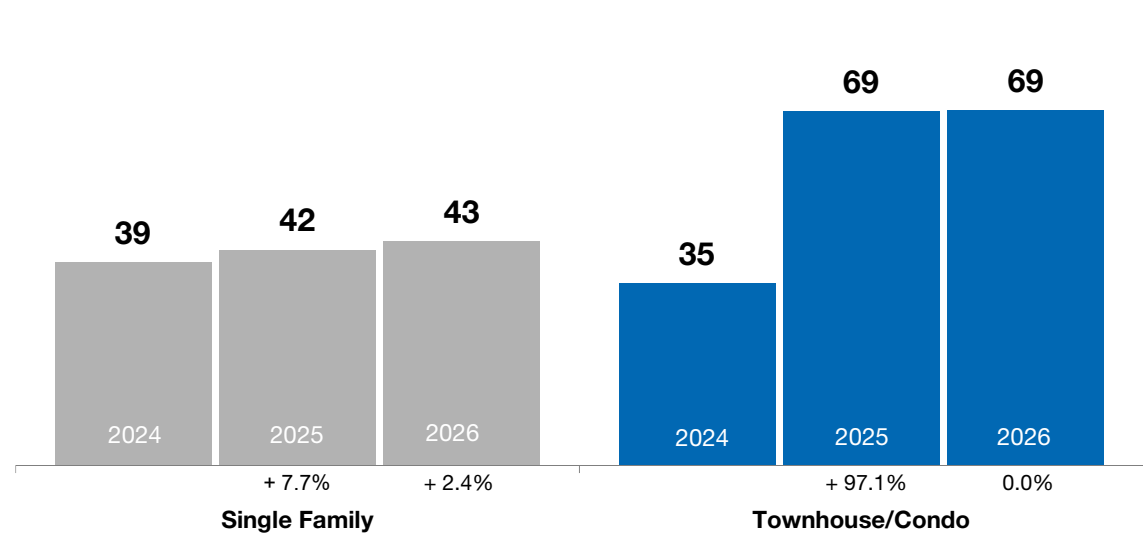


Days on Market Until Sale

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

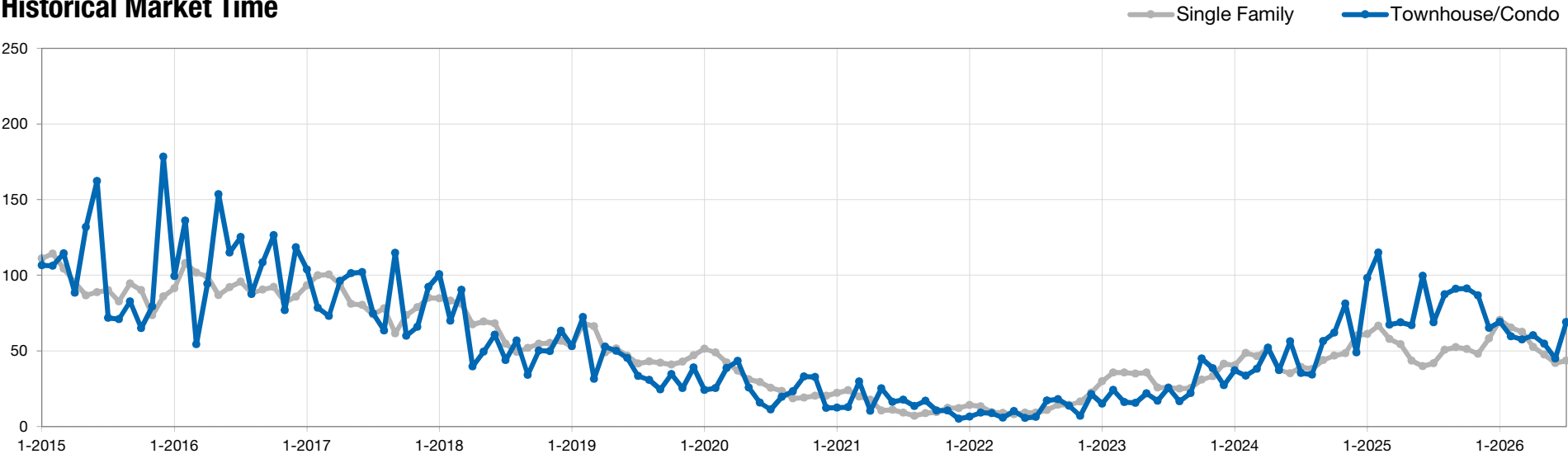


July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Jul-2026	43	+ 2.4%	69	0.0%
Average	53	+ 6.3%	70	- 1.1%

Historical Market Time

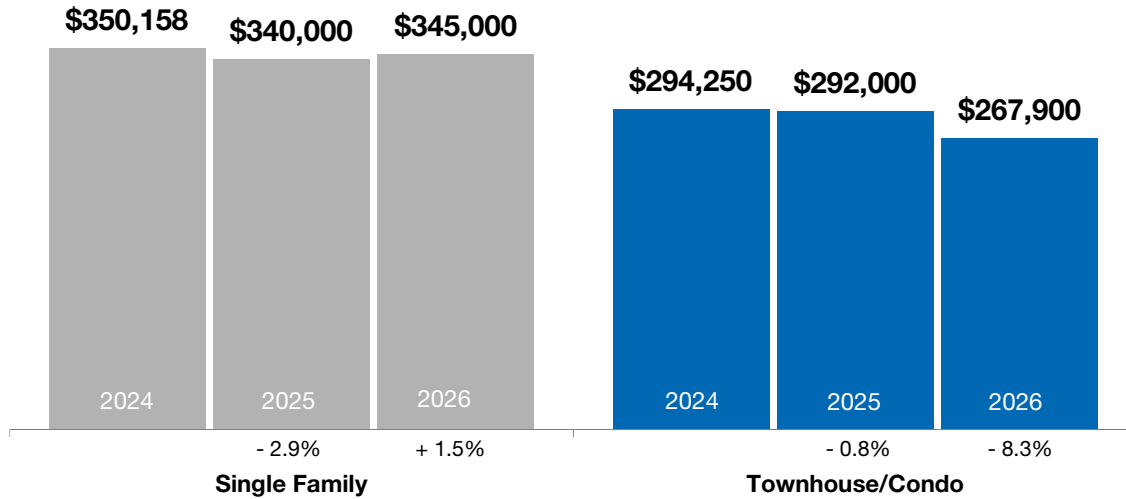


Median Sales Price

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

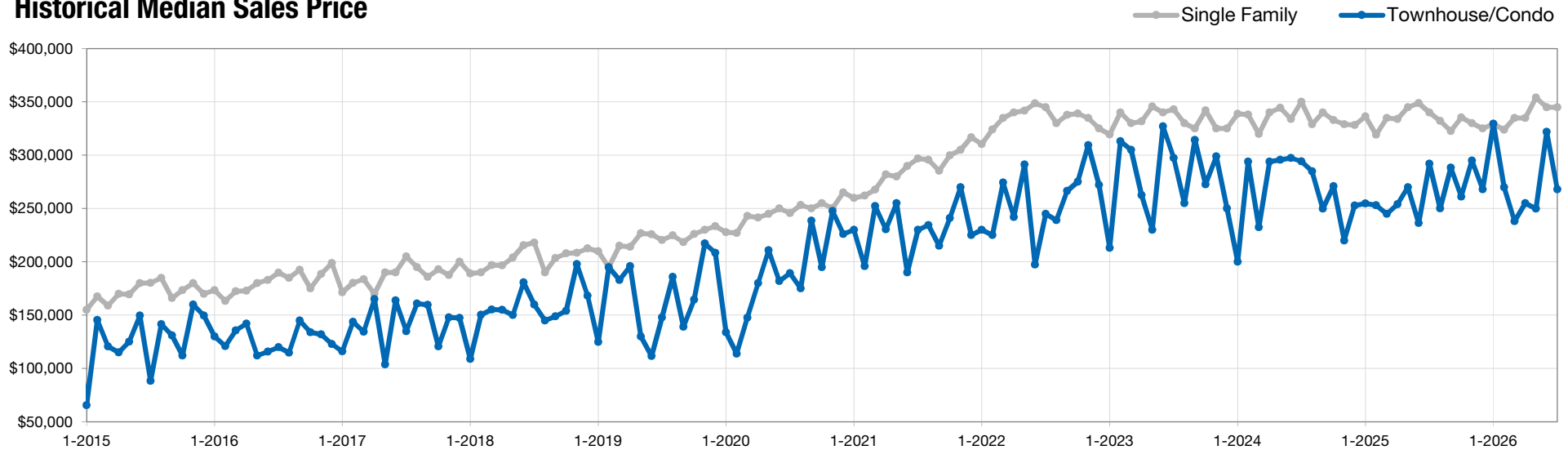


July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Aug-2025	\$332,273	+ 1.0%	\$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%
Jul-2026	\$345,000	+ 1.5%	\$267,900	- 8.3%
Median	\$335,000	0.0%	\$267,950	+ 5.3%

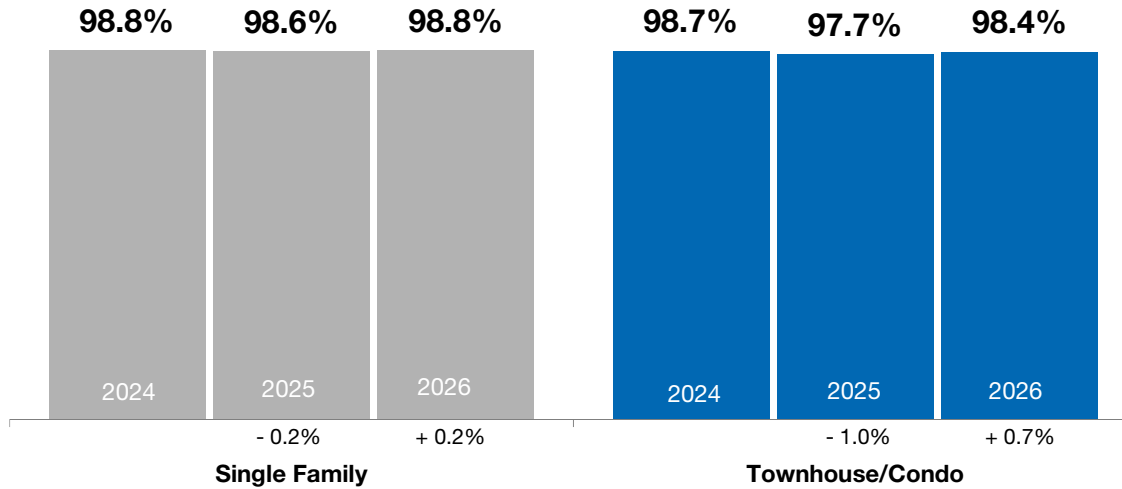
Historical Median Sales Price



Percent of List Price Received

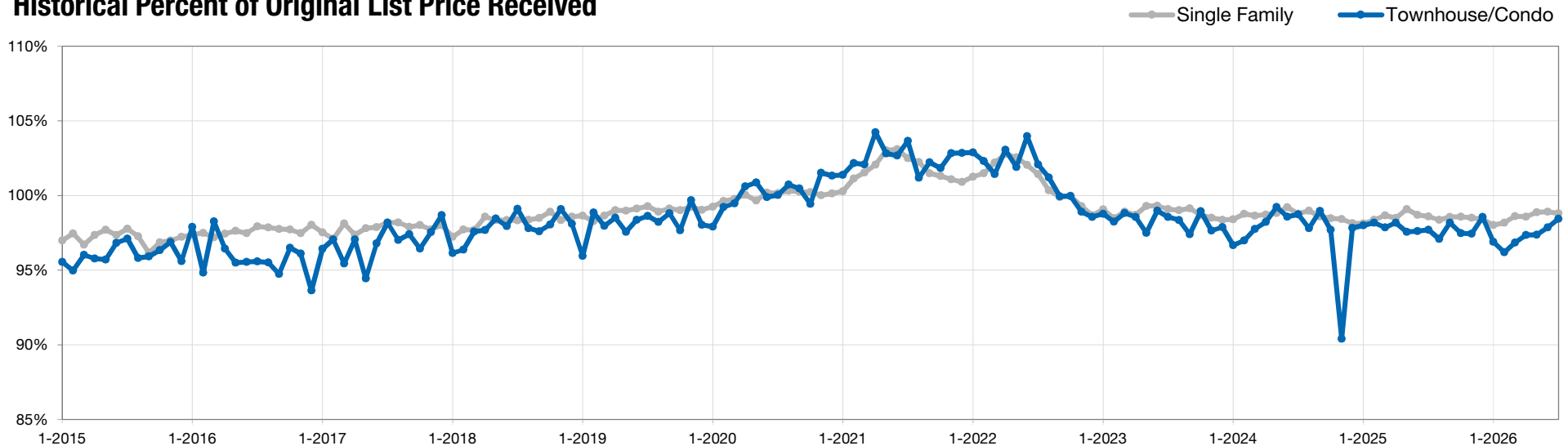
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Jul-2026	98.8%	+ 0.2%	98.4%	+ 0.7%
Average	98.6%	- 0.0%	97.5%	+ 0.7%

Historical Percent of Original List Price Received

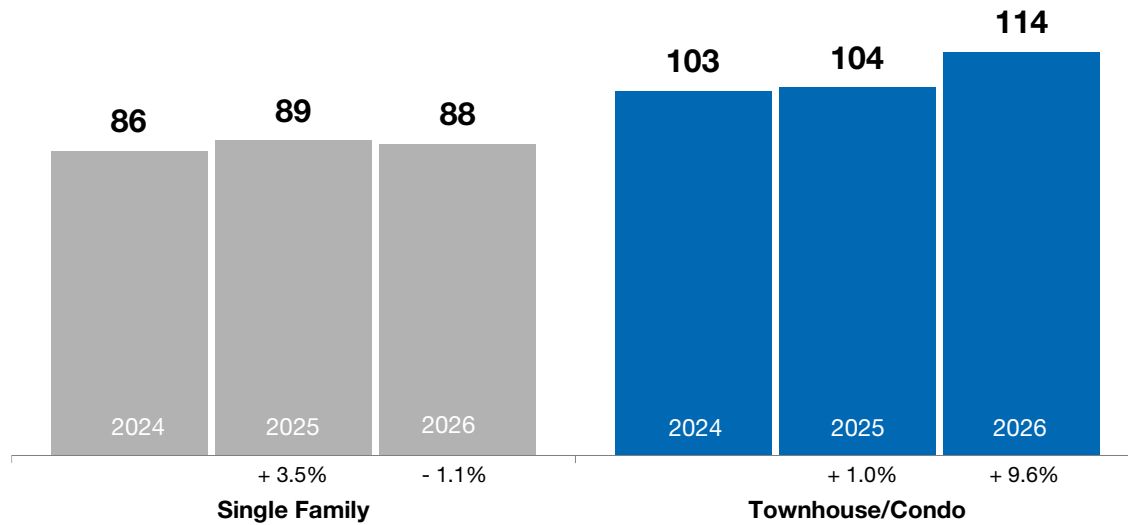


Housing Affordability Index



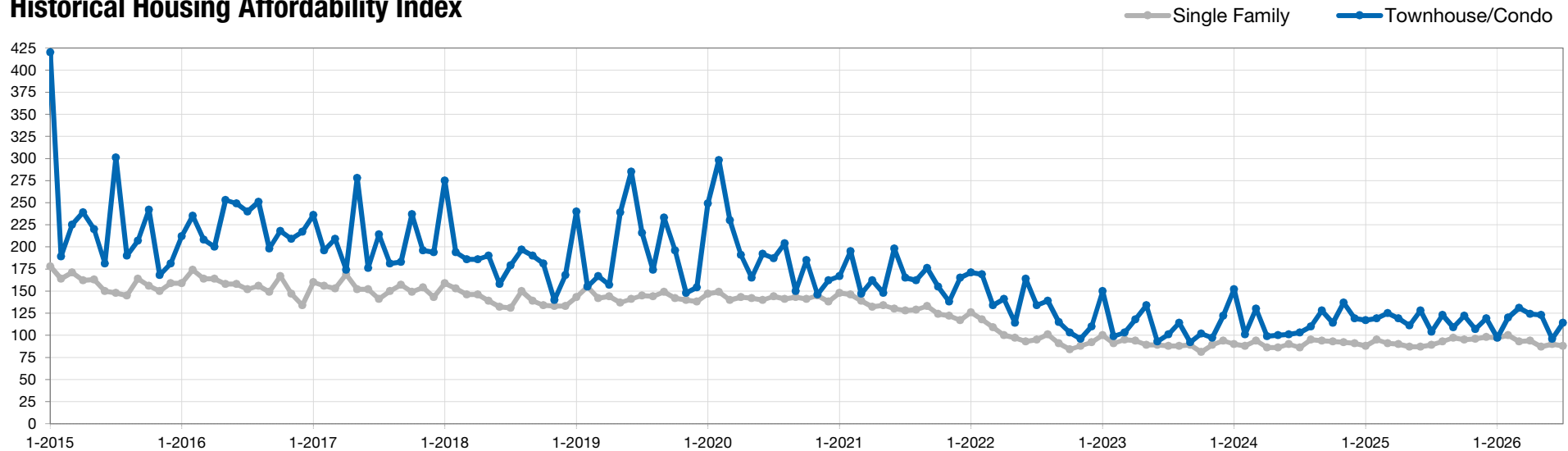
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Aug-2025	93	- 2.1%	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%
Jul-2026	88	- 1.1%	114	+ 9.6%
Average	94	- 0.7%	115	- 0.8%

Historical Housing Affordability Index

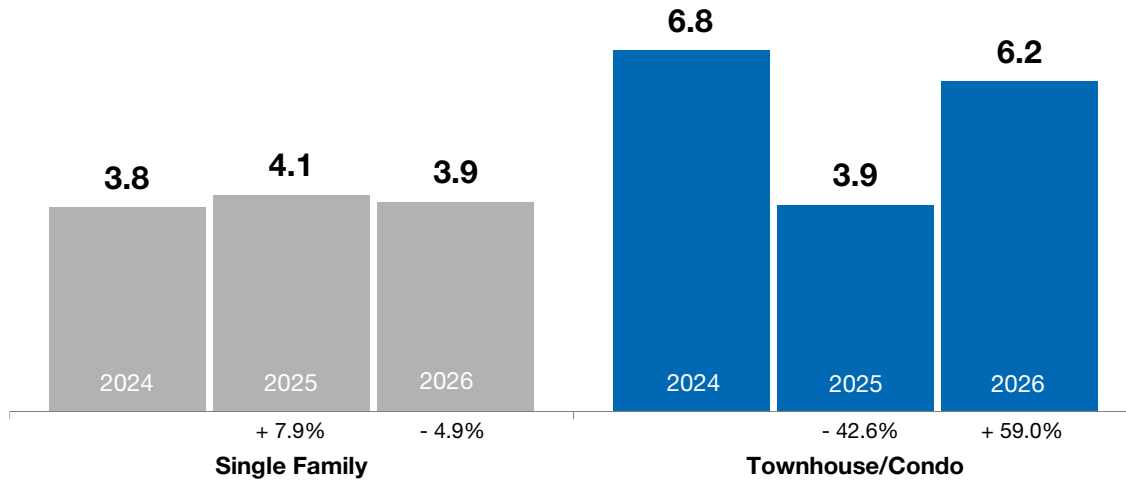


Months Supply of Inventory

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.



July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Jul-2026	3.9	- 4.9%	6.2	+ 59.0%
Average	3.8	- 0.3%	5.0	+ 8.4%

Historical Months Supply of Inventory

