

# Weekly Market Activity Report



## For Week Ending August 15, 2026

Data current as of August 24, 2026

The housing market continues at a slow pace this summer. Mortgage rates offer little relief to buyers, with the 30-year fixed -rate mortgage averaging 6.67% as of August 13, according to Freddie Mac. This is up from 6.58% a year ago, but slightly down from the prior week when it was 6.69%. Buyers are also fighting higher prices at the pump and the store, which limits home purchasing power.

### SINGLE FAMILY

For the week ending August 15:

- New Listings decreased 9.0% to 161
- Pending Sales increased 9.6% to 148
- Inventory increased 8.2% to 2,263

For the month of July:

- Median Sales Price increased 1.7% to \$345,750
- Days on Market increased 4.8% to 44
- Pct of List Price Rec'd increased 0.2% to 98.8%
- Months Supply decreased 2.4% to 4.0

### TOWNHOUSE/CONDO

For the week ending August 15:

- New Listings decreased 35.7% to 9
- Pending Sales increased 80.0% to 9
- Inventory increased 16.9% to 208

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 61.5% to 6.3

## Quick Facts

|                                       |                 |                                        |                 |                                         |                 |
|---------------------------------------|-----------------|----------------------------------------|-----------------|-----------------------------------------|-----------------|
| - 9.0%                                | - 35.7%         | + 9.6%                                 | + 80.0%         | + 8.2%                                  | + 16.9%         |
| Single Family                         | Townhouse/Condo | Single Family                          | Townhouse/Condo | Single Family                           | Townhouse/Condo |
| Year-Over-Year Change<br>New Listings |                 | Year-Over-Year Change<br>Pending Sales |                 | Year-Over-Year Change<br>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

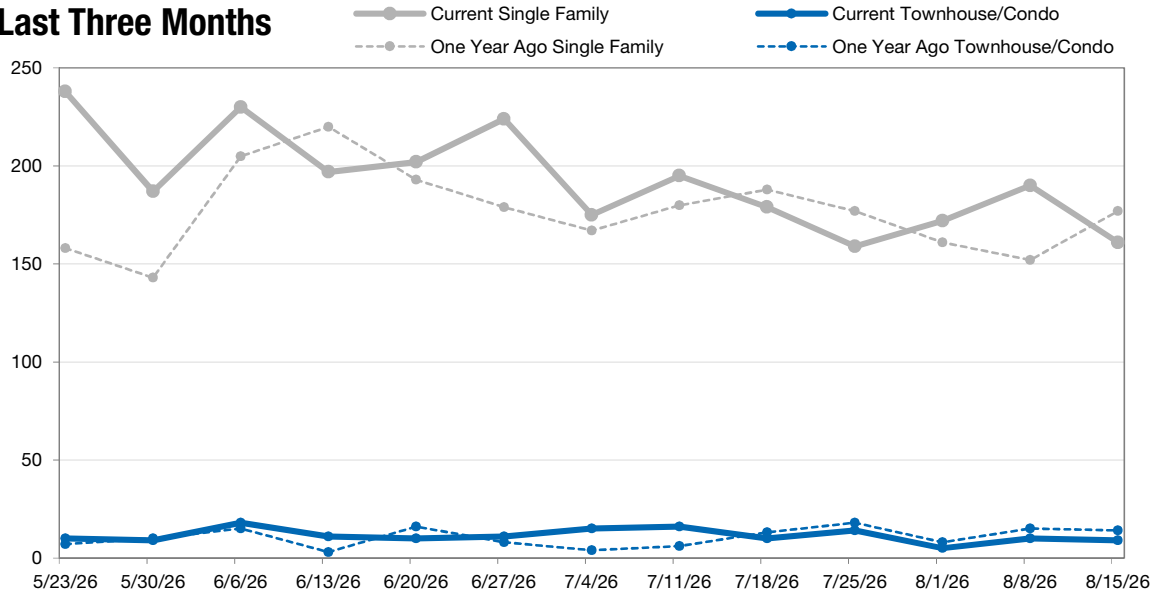
|                                |   |
|--------------------------------|---|
| Days on Market                 | 5 |
| Median Sales Price             | 6 |
| Percent of List Price Received | 7 |
| Housing Affordability Index    | 8 |
| Months Supply of Inventory     | 9 |

# New Listings

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

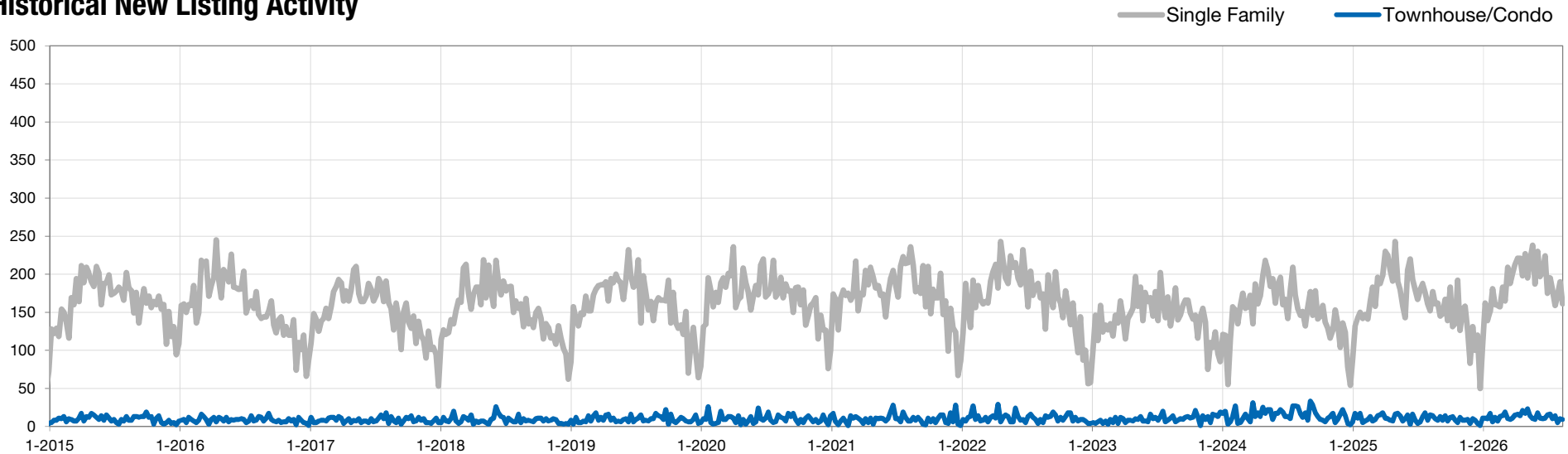


## Last Three Months



| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/Condo | Year-Over-Year Change |
|-----------------------------|---------------|-----------------------|-----------------|-----------------------|
| 5/23/2026                   | 238           | + 50.6%               | 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                   | 224           | + 25.1%               | 11              | + 37.5%               |
| 7/4/2026                    | 175           | + 4.8%                | 15              | + 275.0%              |
| 7/11/2026                   | 195           | + 8.3%                | 16              | + 166.7%              |
| 7/18/2026                   | 179           | - 4.8%                | 10              | - 23.1%               |
| 7/25/2026                   | 159           | - 10.2%               | 14              | - 22.2%               |
| 8/1/2026                    | 172           | + 6.8%                | 5               | - 37.5%               |
| 8/8/2026                    | 190           | + 25.0%               | 10              | - 33.3%               |
| 8/15/2026                   | 161           | - 9.0%                | 9               | - 35.7%               |
| 3-Month Avg.                | 193           | + 9.1%                | 11              | + 8.0%                |

## Historical New Listing Activity

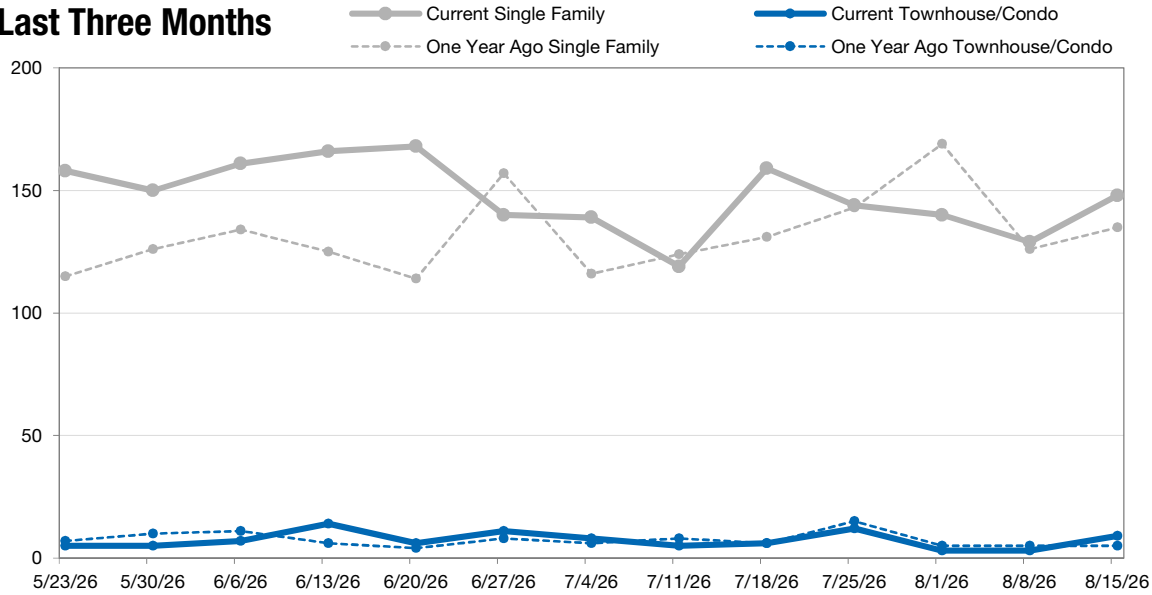


# Pending Sales

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

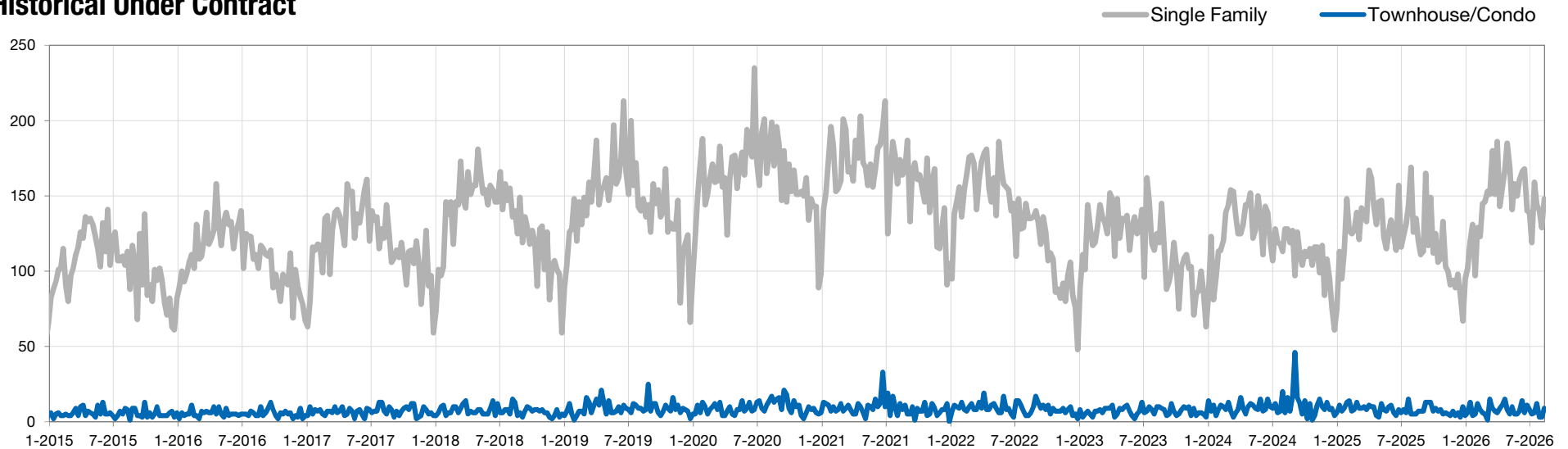


## Last Three Months



| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/Condo | Year-Over-Year Change |
|-----------------------------|---------------|-----------------------|-----------------|-----------------------|
| 5/23/2026                   | 158           | + 37.4%               | 5               | - 28.6%               |
| 5/30/2026                   | 150           | + 19.0%               | 5               | - 50.0%               |
| 6/6/2026                    | 161           | + 20.1%               | 7               | - 36.4%               |
| 6/13/2026                   | 166           | + 32.8%               | 14              | + 133.3%              |
| 6/20/2026                   | 168           | + 47.4%               | 6               | + 50.0%               |
| 6/27/2026                   | 140           | - 10.8%               | 11              | + 37.5%               |
| 7/4/2026                    | 139           | + 19.8%               | 8               | + 33.3%               |
| 7/11/2026                   | 119           | - 4.0%                | 5               | - 37.5%               |
| 7/18/2026                   | 159           | + 21.4%               | 6               | 0.0%                  |
| 7/25/2026                   | 144           | + 0.7%                | 12              | - 20.0%               |
| 8/1/2026                    | 140           | - 17.2%               | 3               | - 40.0%               |
| 8/8/2026                    | 129           | + 2.4%                | 3               | - 40.0%               |
| 8/15/2026                   | 148           | + 9.6%                | 9               | + 80.0%               |
| 3-Month Avg.                | 148           | + 12.0%               | 7               | - 2.1%                |

## Historical Under Contract

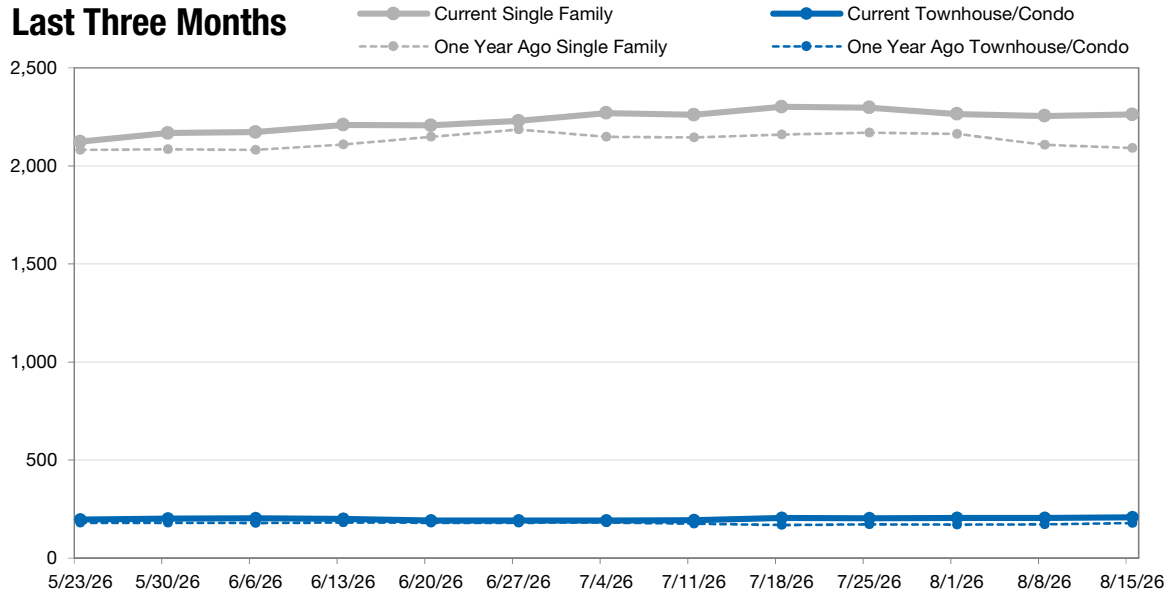


# Inventory of Homes for Sale

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

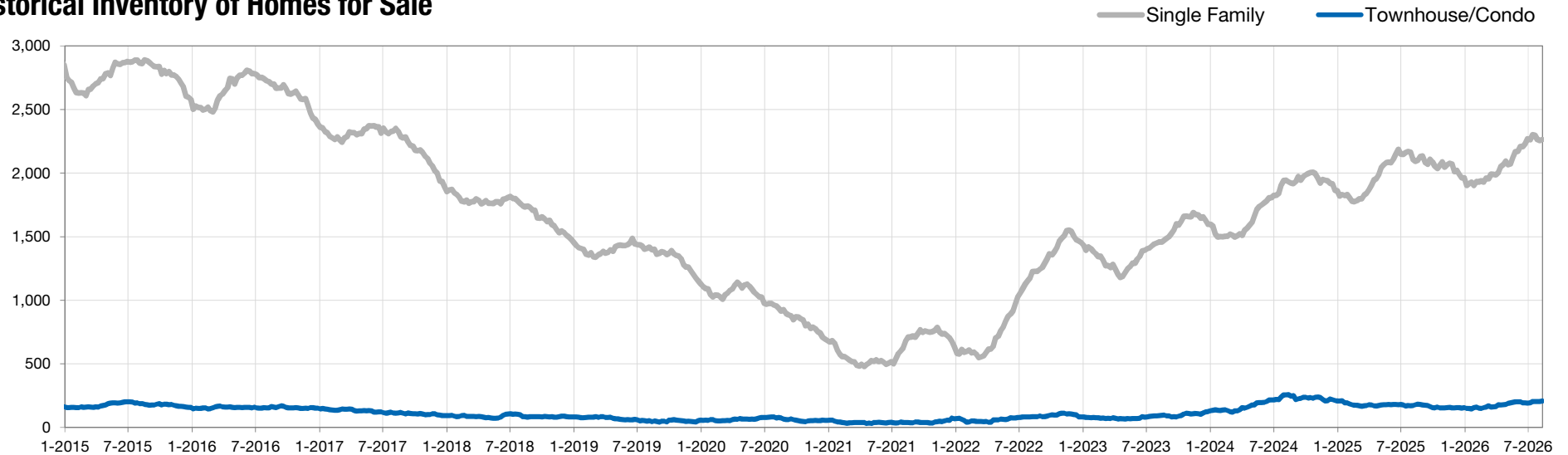


## Last Three Months



| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/Condo | Year-Over-Year Change |
|-----------------------------|---------------|-----------------------|-----------------|-----------------------|
| 5/23/2026                   | 2,124         | + 2.0%                | 196             | + 9.5%                |
| 5/30/2026                   | 2,168         | + 3.9%                | 201             | + 11.7%               |
| 6/6/2026                    | 2,173         | + 4.4%                | 202             | + 13.5%               |
| 6/13/2026                   | 2,210         | + 4.7%                | 200             | + 10.5%               |
| 6/20/2026                   | 2,207         | + 2.7%                | 192             | + 6.7%                |
| 6/27/2026                   | 2,230         | + 2.0%                | 192             | + 7.3%                |
| 7/4/2026                    | 2,270         | + 5.6%                | 191             | + 5.5%                |
| 7/11/2026                   | 2,261         | + 5.4%                | 193             | + 10.3%               |
| 7/18/2026                   | 2,302         | + 6.5%                | 204             | + 21.4%               |
| 7/25/2026                   | 2,298         | + 5.9%                | 203             | + 18.0%               |
| 8/1/2026                    | 2,265         | + 4.7%                | 204             | + 20.0%               |
| 8/8/2026                    | 2,255         | + 7.0%                | 204             | + 19.3%               |
| 8/15/2026                   | 2,263         | + 8.2%                | 208             | + 16.9%               |
| 3-Month Avg.                | 2,233         | + 4.8%                | 199             | + 13.0%               |

## Historical Inventory of Homes for Sale

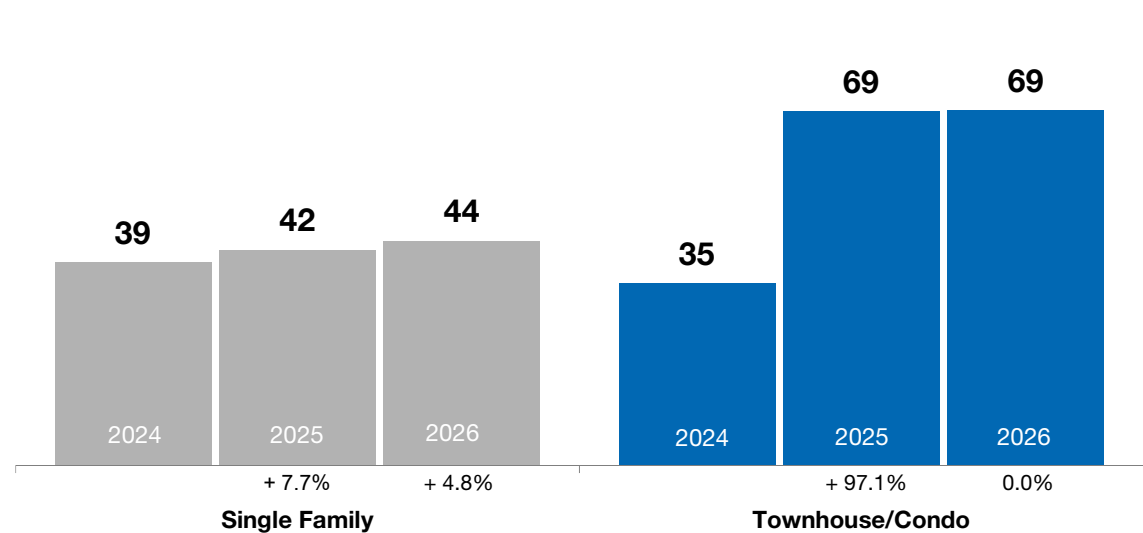


# Days on Market Until Sale

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

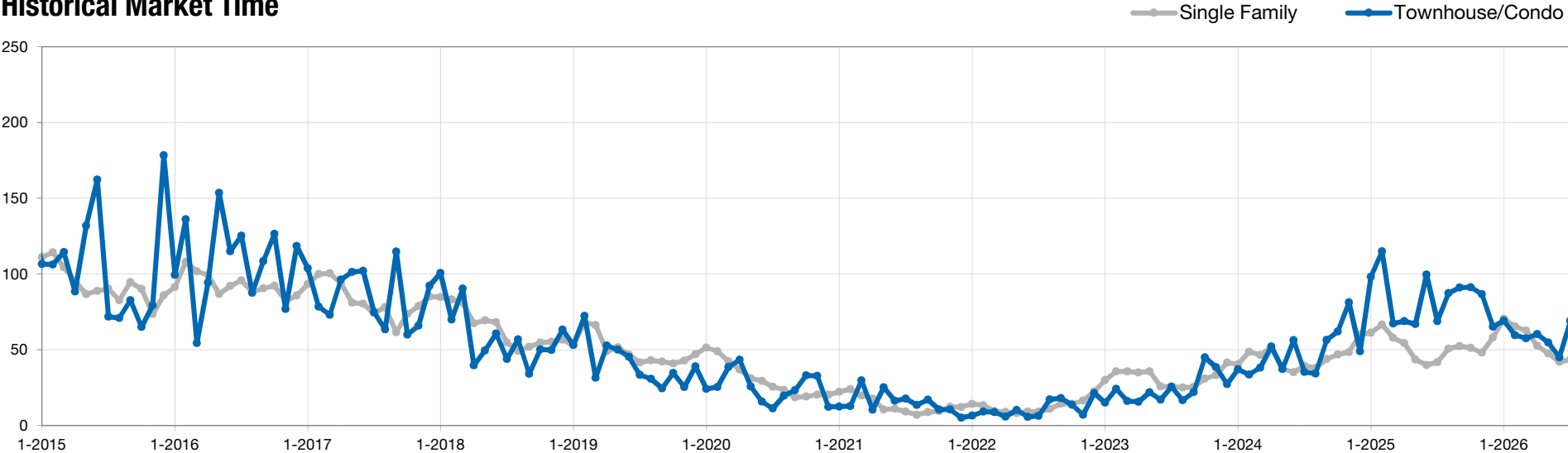


## July



| 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                 | 44            | + 4.8%                | 69              | 0.0%                  |
| Average                  | 53            | + 6.3%                | 70              | - 1.1%                |

## Historical Market Time

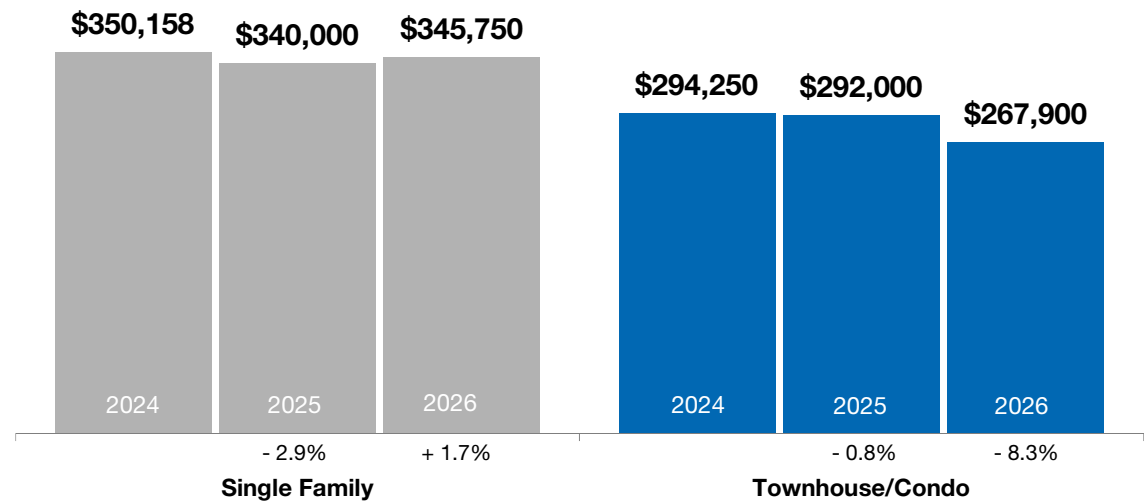


# Median Sales Price

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

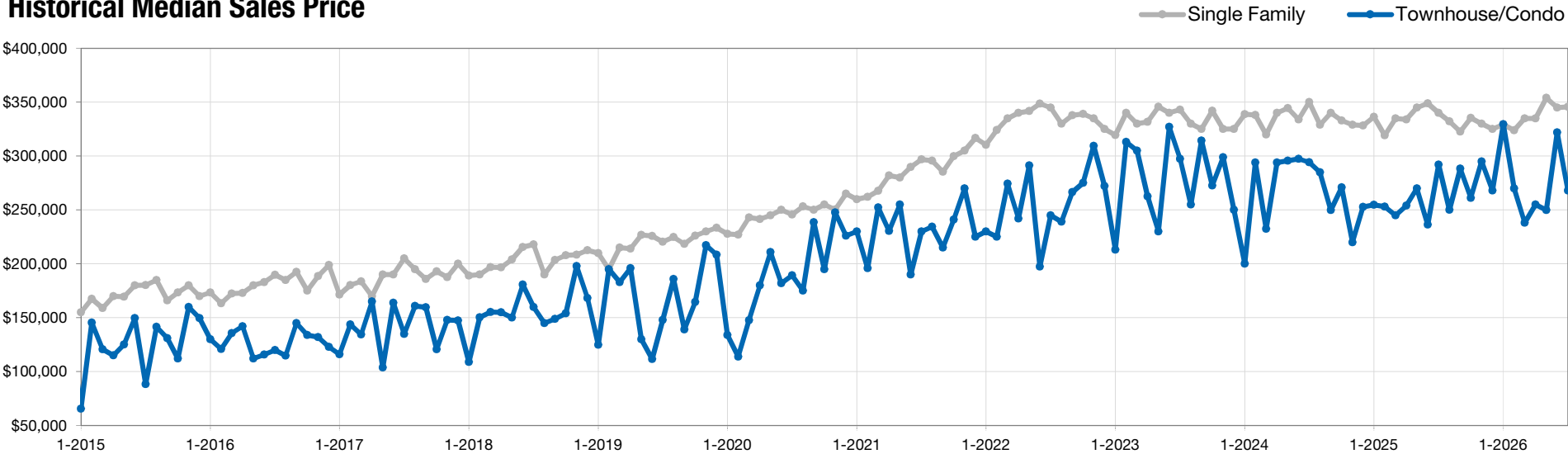


July



| 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                 | \$345,750     | + 1.7%                | \$267,900       | - 8.3%                |
| Median                   | \$335,000     | 0.0%                  | \$267,950       | + 5.3%                |

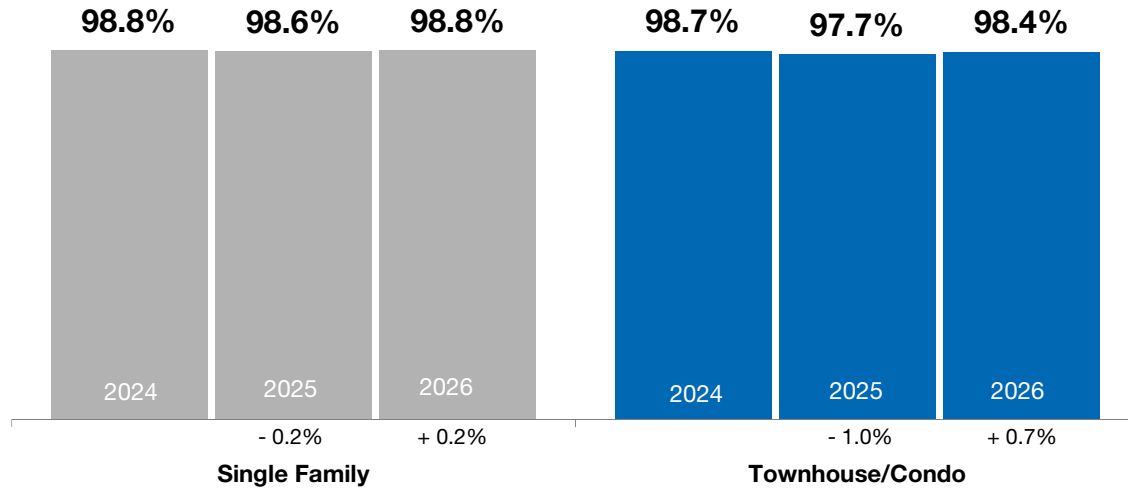
## Historical Median Sales Price



# Percent of List Price Received

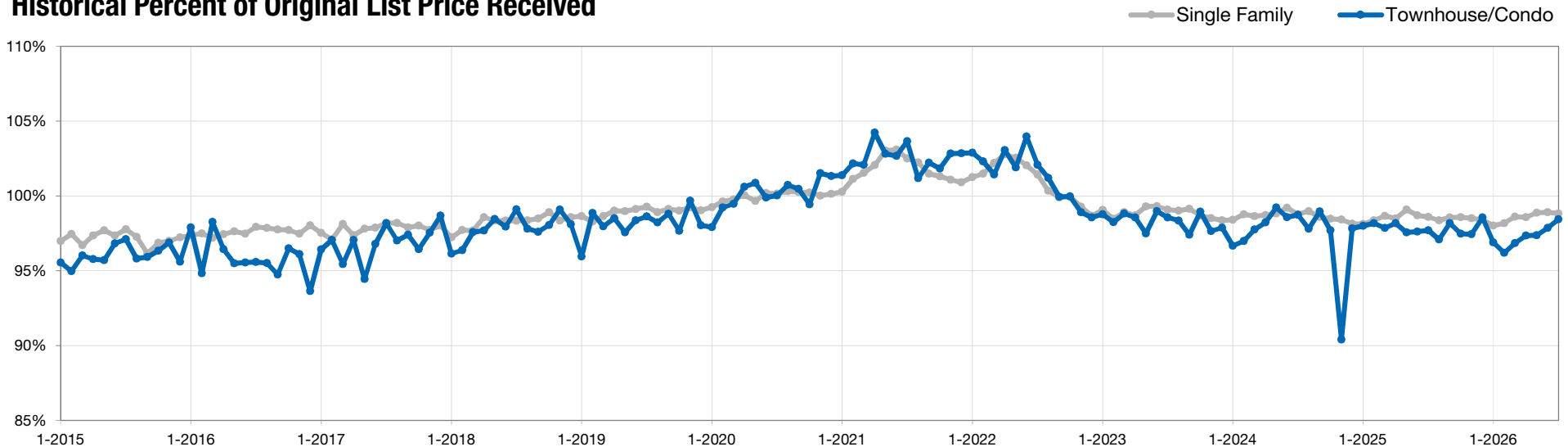
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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

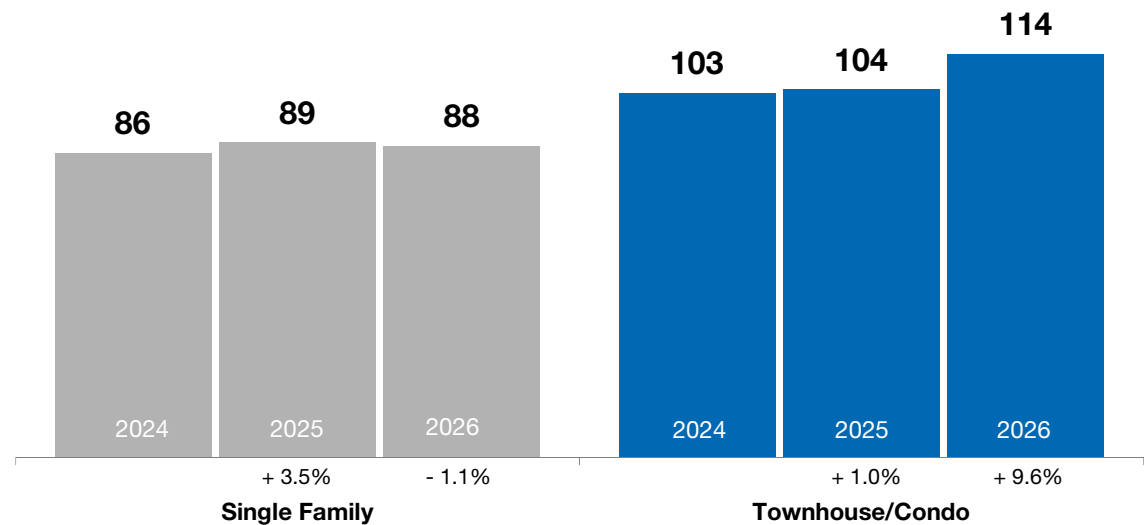


# Housing Affordability Index



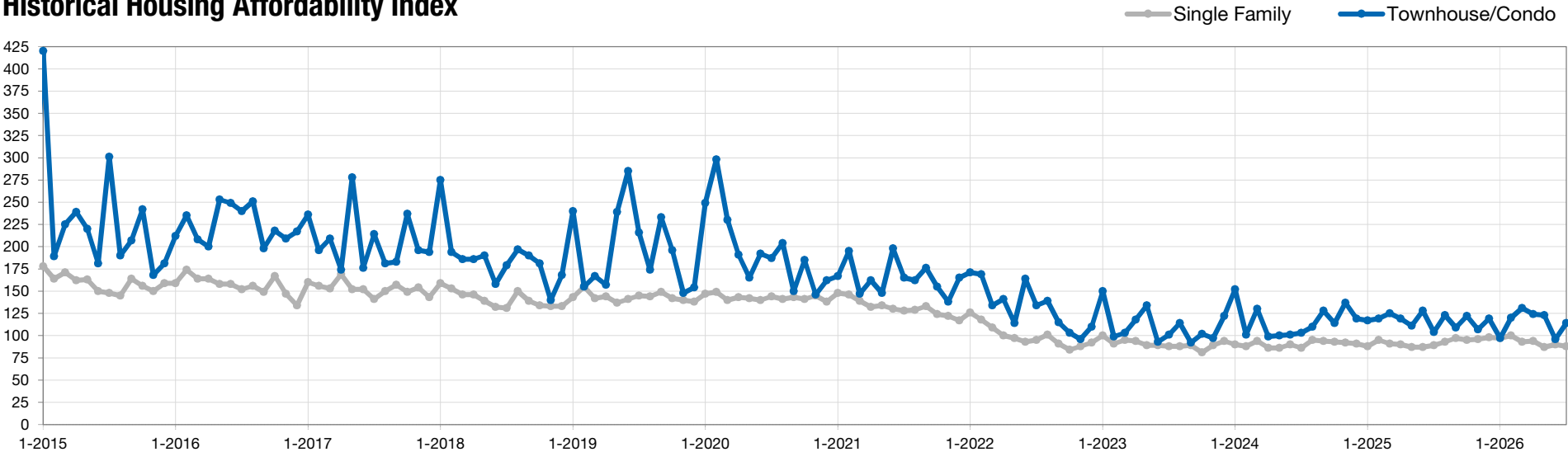
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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            | + 3.3%                | 115             | - 2.5%                |

## Historical Housing Affordability Index



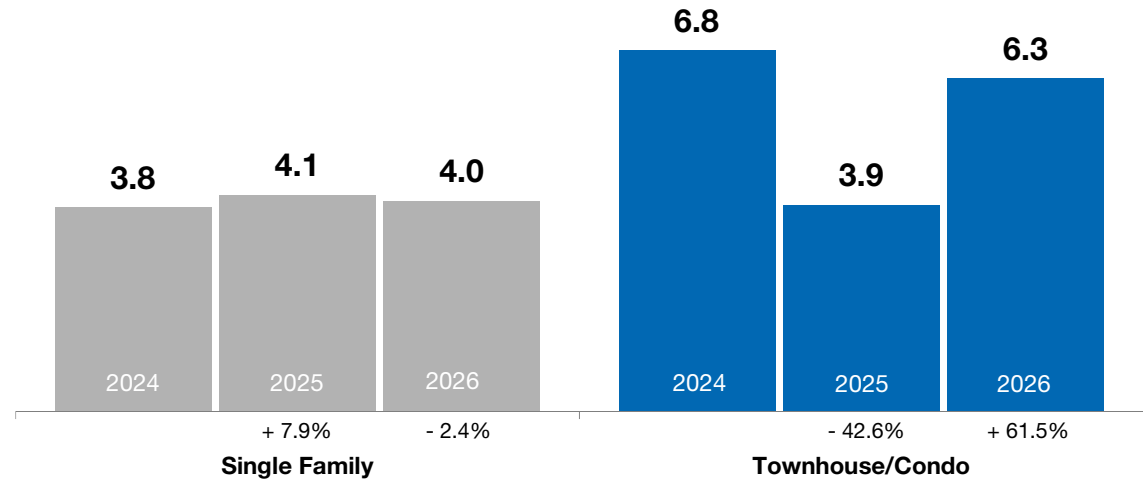


# Months Supply of Inventory

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%                | 4.8             | + 26.3%               |
| Mar-2026                 | 3.6           | 0.0%                  | 5.1             | + 30.8%               |
| Apr-2026                 | 3.8           | - 2.6%                | 5.6             | + 43.6%               |
| May-2026                 | 3.9           | - 2.5%                | 6.3             | + 57.5%               |
| Jun-2026                 | 4.0           | - 2.4%                | 5.8             | + 38.1%               |
| Jul-2026                 | 4.0           | - 2.4%                | 6.3             | + 61.5%               |
| Average                  | 3.8           | - 0.2%                | 5.0             | + 8.3%                |

## Historical Months Supply of Inventory

