

Weekly Market Activity Report



For Week Ending September 12, 2026

Data current as of September 21, 2026

Buyers shopping this fall will find more options and less competition. Active inventory rose 3% year over year in August to 1.41 million homes — the widest selection since mid-2020 — while more than one in four listings saw a price reduction, according to Zillow's August Market Report. Meanwhile, the Federal Reserve raised its benchmark rate this week for the first time in more than three years, and mortgage rates climbed to 6.95%, up from 6.66% just three weeks ago, according to Freddie Mac. For clients actively searching, now is a good time to discuss rate-lock options with their lender.

SINGLE FAMILY

For the week ending September 12:

- New Listings decreased 14.2% to 127
- Pending Sales decreased 15.2% to 140
- Inventory increased 9.8% to 2,287

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 12:

- New Listings increased 37.5% to 11
- Pending Sales decreased 84.6% to 2
- Inventory increased 13.4% to 195

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 31.8% to 5.8

Quick Facts

- 14.2%	+ 37.5%	- 15.2%	- 84.6%	+ 9.8%	+ 13.4%
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

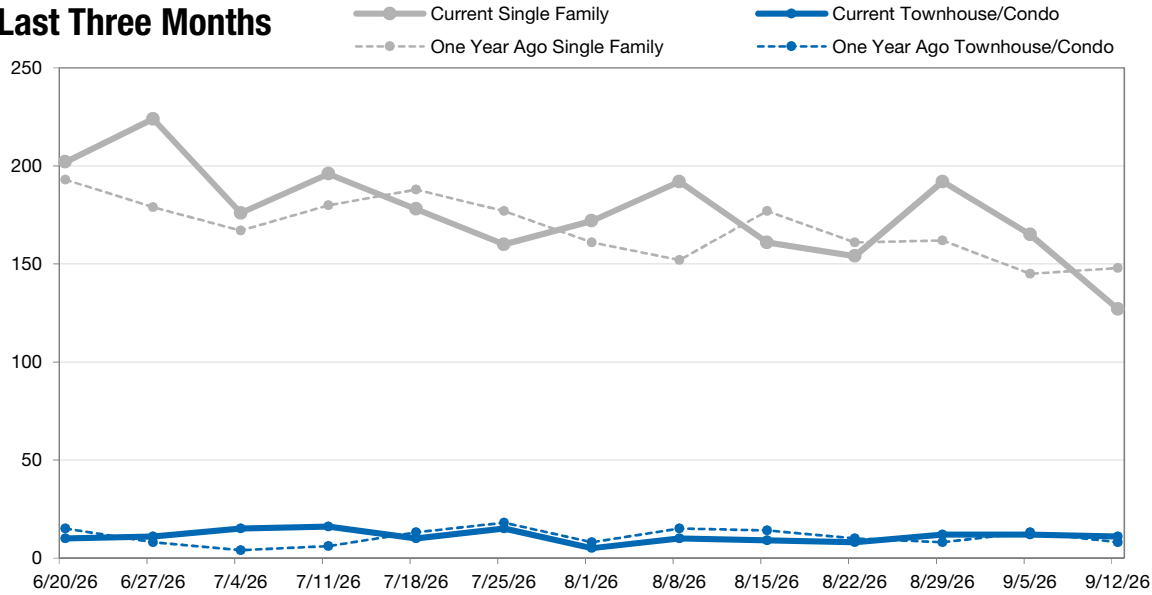
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New Listings

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

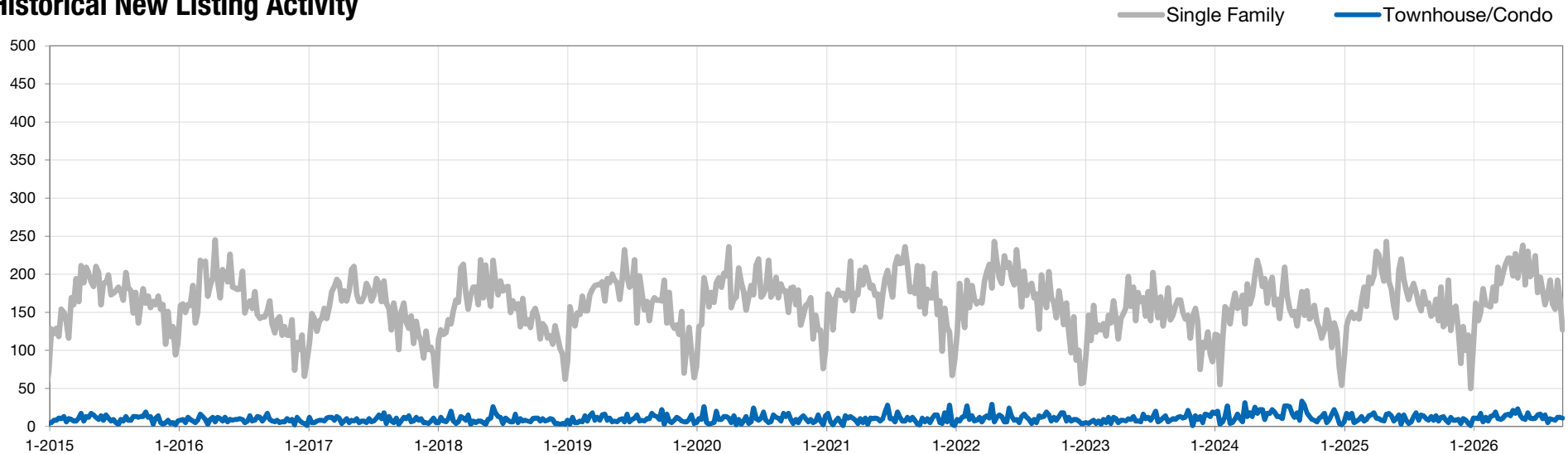


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/20/2026	202	+ 4.7%	10	- 33.3%
6/27/2026	224	+ 25.1%	11	+ 37.5%
7/4/2026	176	+ 5.4%	15	+ 275.0%
7/11/2026	196	+ 8.9%	16	+ 166.7%
7/18/2026	178	- 5.3%	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	154	- 4.3%	8	- 20.0%
8/29/2026	192	+ 18.5%	12	+ 50.0%
9/5/2026	165	+ 13.8%	12	- 7.7%
9/12/2026	127	- 14.2%	11	+ 37.5%
3-Month Avg.	177	+ 5.0%	11	+ 2.9%

Historical New Listing Activity

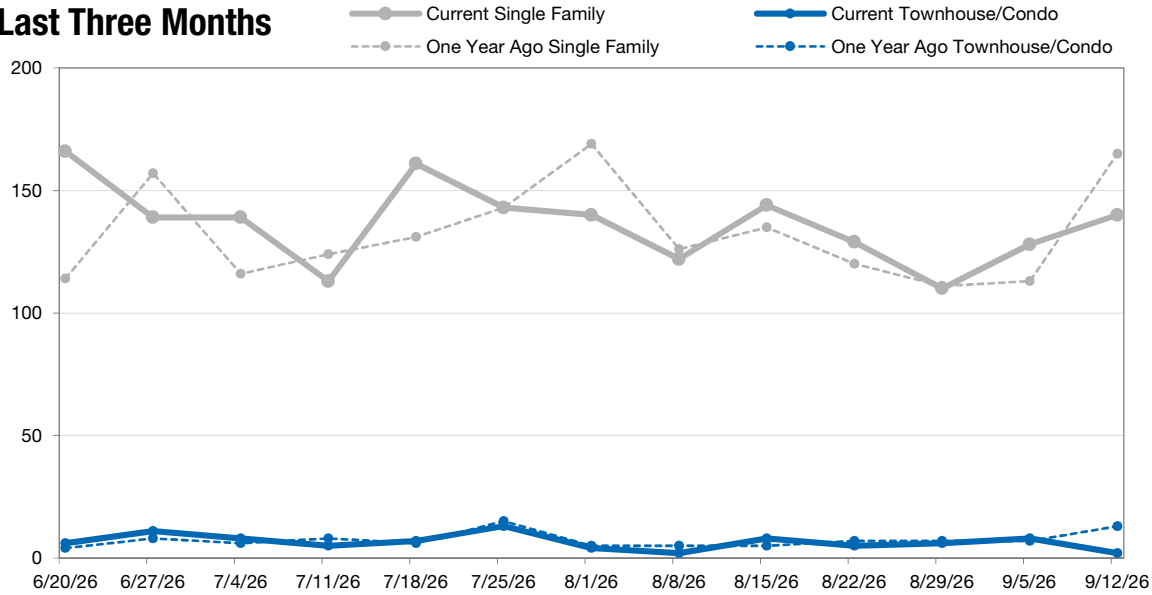


Pending Sales

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

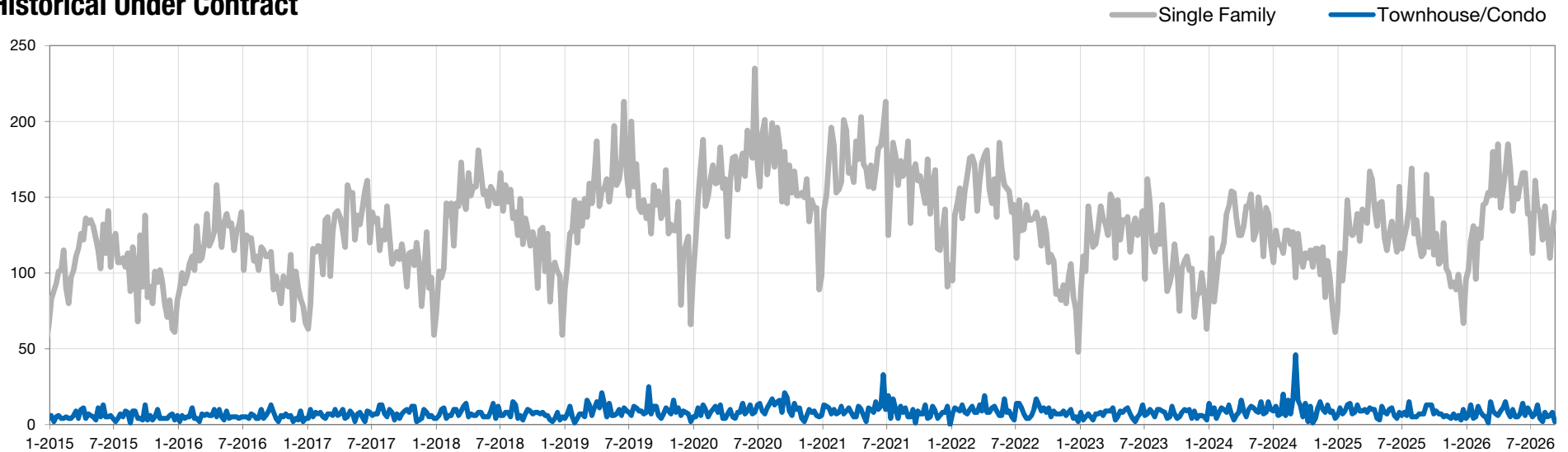


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/20/2026	166	+ 45.6%	6	+ 50.0%
6/27/2026	139	- 11.5%	11	+ 37.5%
7/4/2026	139	+ 19.8%	8	+ 33.3%
7/11/2026	113	- 8.9%	5	- 37.5%
7/18/2026	161	+ 22.9%	7	+ 16.7%
7/25/2026	143	0.0%	13	- 13.3%
8/1/2026	140	- 17.2%	4	- 20.0%
8/8/2026	122	- 3.2%	2	- 60.0%
8/15/2026	144	+ 6.7%	8	+ 60.0%
8/22/2026	129	+ 7.5%	5	- 28.6%
8/29/2026	110	- 0.9%	6	- 14.3%
9/5/2026	128	+ 13.3%	8	+ 14.3%
9/12/2026	140	- 15.2%	2	- 84.6%
3-Month Avg.	136	+ 2.9%	7	- 11.5%

Historical Under Contract

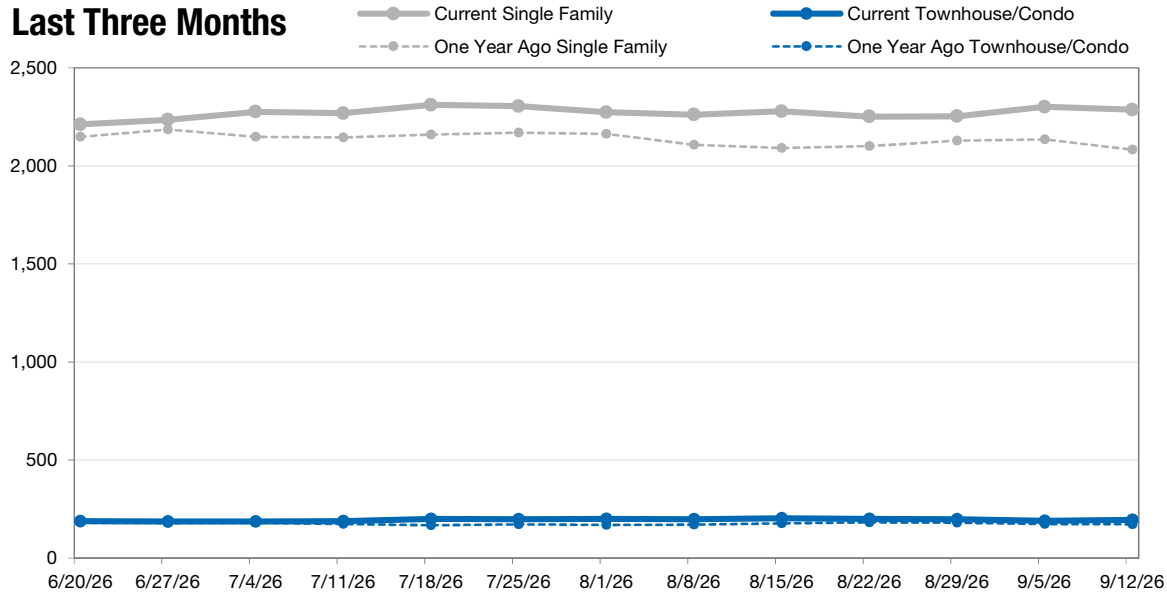


Inventory of Homes for Sale

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

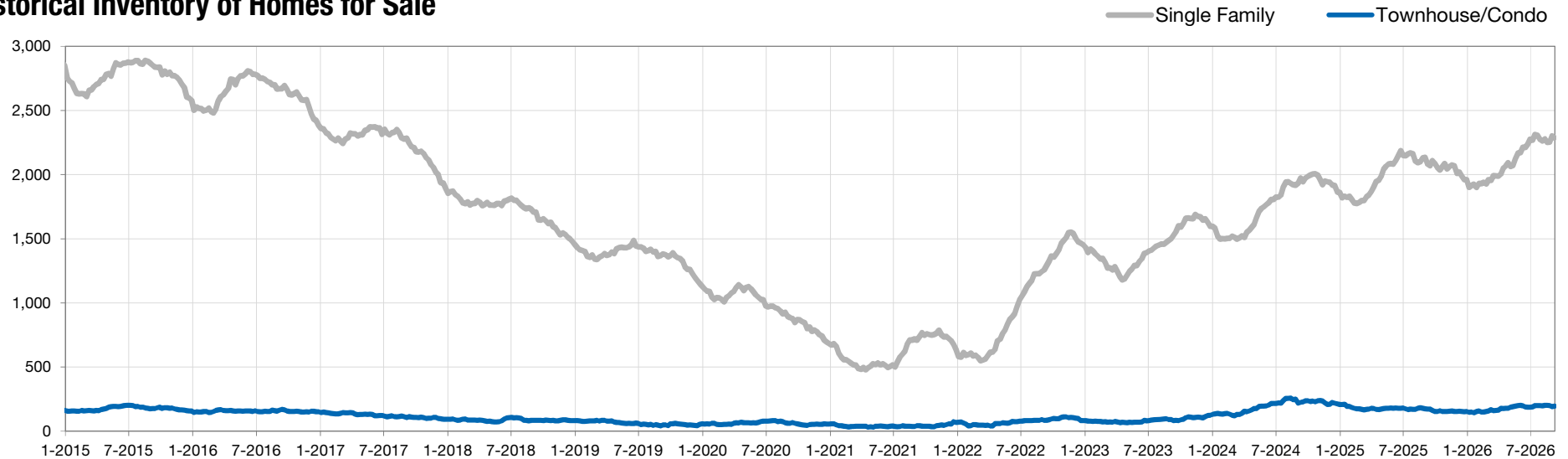


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/20/2026	2,212	+ 2.9%	188	+ 5.0%
6/27/2026	2,236	+ 2.3%	187	+ 5.1%
7/4/2026	2,277	+ 6.0%	186	+ 3.3%
7/11/2026	2,269	+ 5.7%	188	+ 8.0%
7/18/2026	2,312	+ 7.0%	199	+ 19.2%
7/25/2026	2,305	+ 6.2%	198	+ 15.8%
8/1/2026	2,274	+ 5.1%	199	+ 17.8%
8/8/2026	2,262	+ 7.3%	197	+ 15.9%
8/15/2026	2,279	+ 8.9%	202	+ 14.1%
8/22/2026	2,252	+ 7.1%	200	+ 9.9%
8/29/2026	2,254	+ 5.8%	198	+ 10.6%
9/5/2026	2,302	+ 7.8%	190	+ 9.2%
9/12/2026	2,287	+ 9.8%	195	+ 13.4%
3-Month Avg.	2,271	+ 6.3%	194	+ 11.2%

Historical Inventory of Homes for Sale

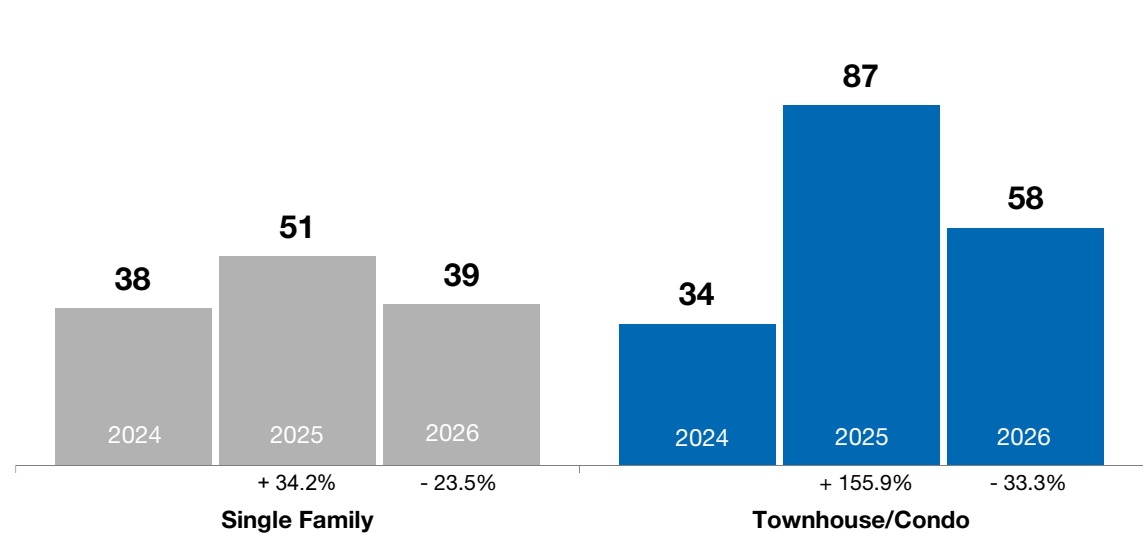


Days on Market Until Sale

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

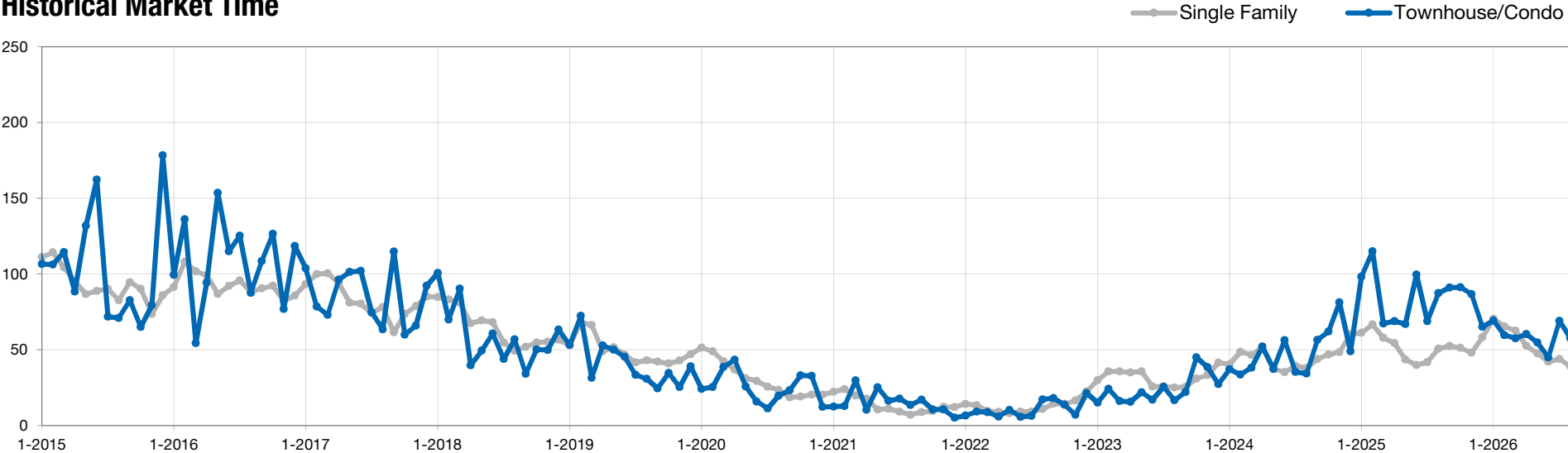


August



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

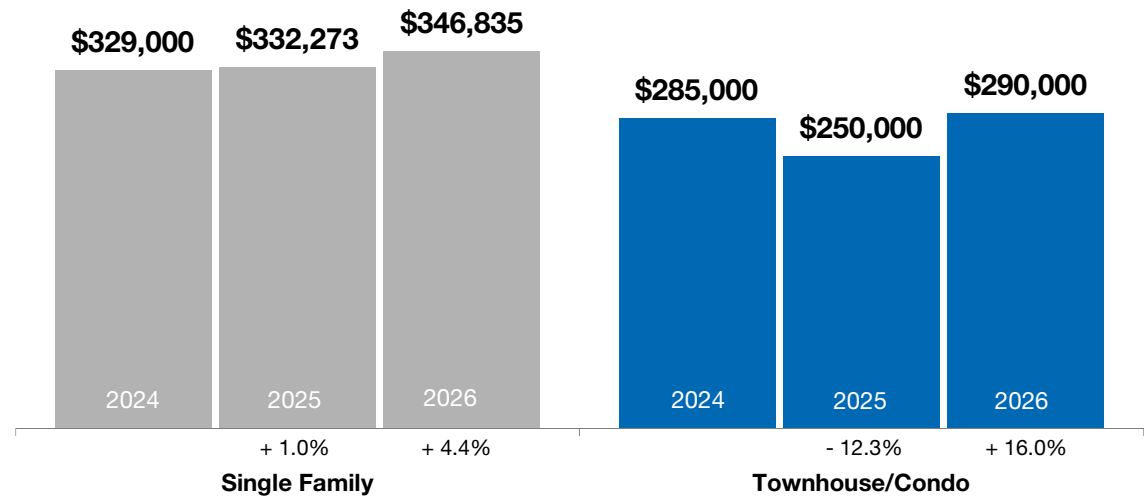


Median Sales Price

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

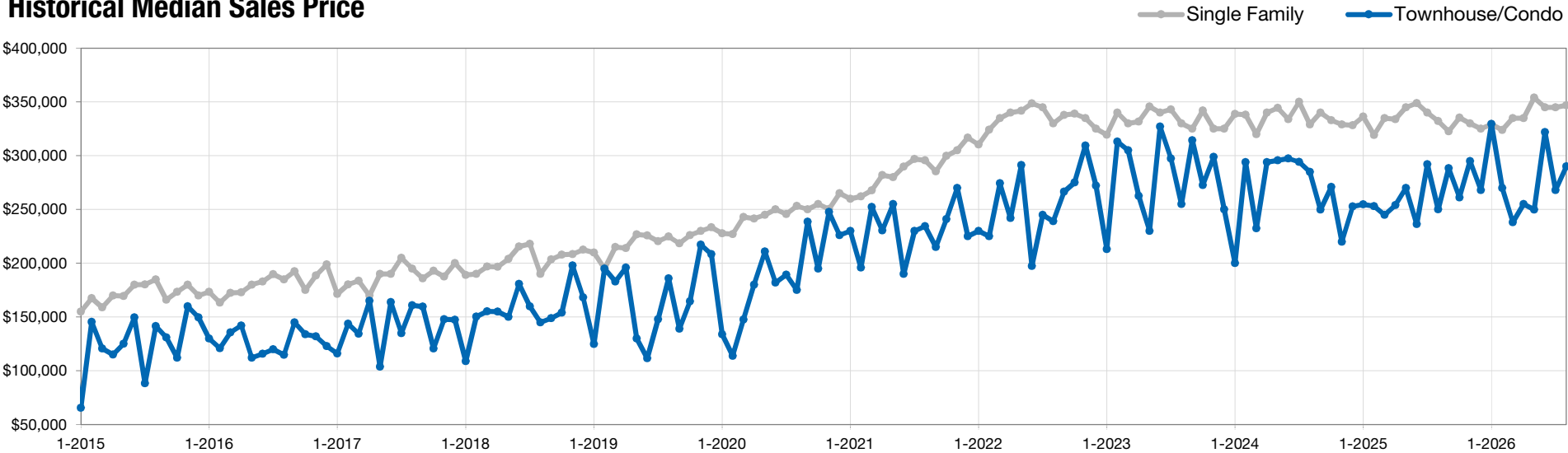


August



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	\$354,000	+ 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%
Aug-2026	\$346,835	+ 4.4%	\$290,000	+ 16.0%
Median	\$337,465	+ 0.7%	\$270,000	+ 8.0%

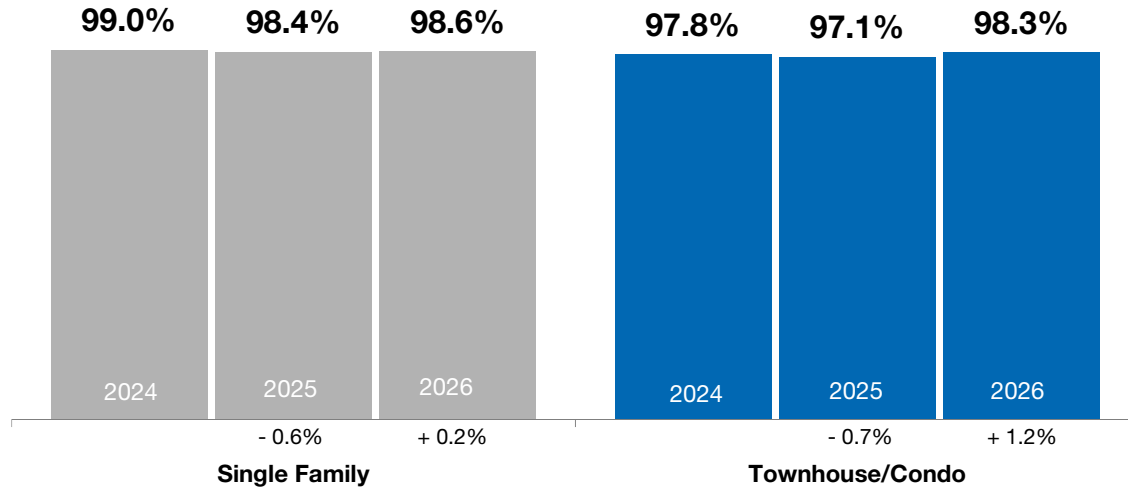
Historical Median Sales Price



Percent of List Price Received

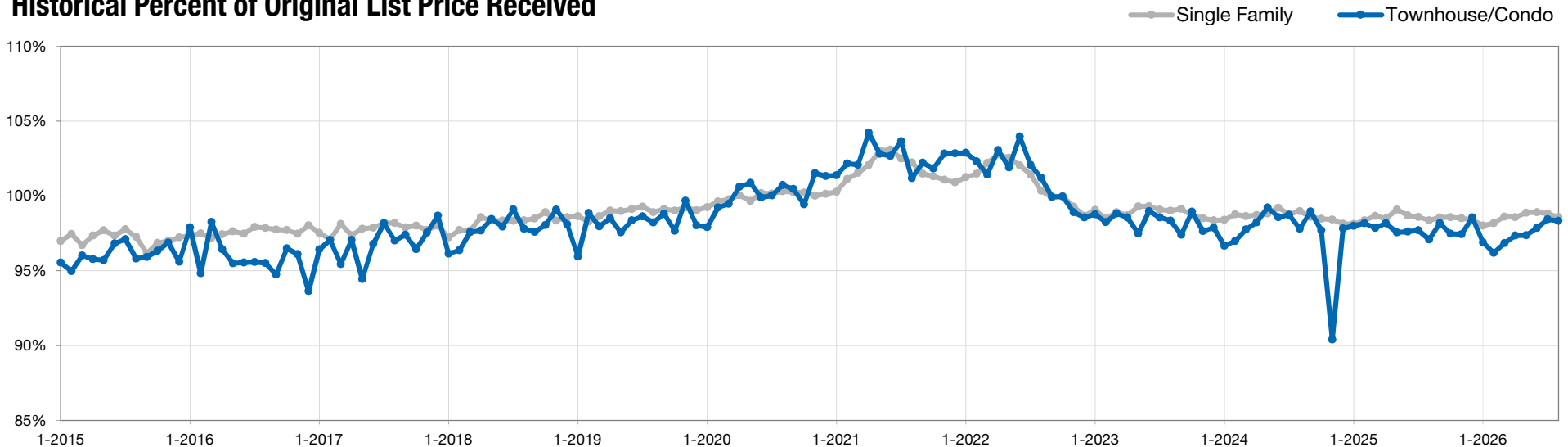
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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

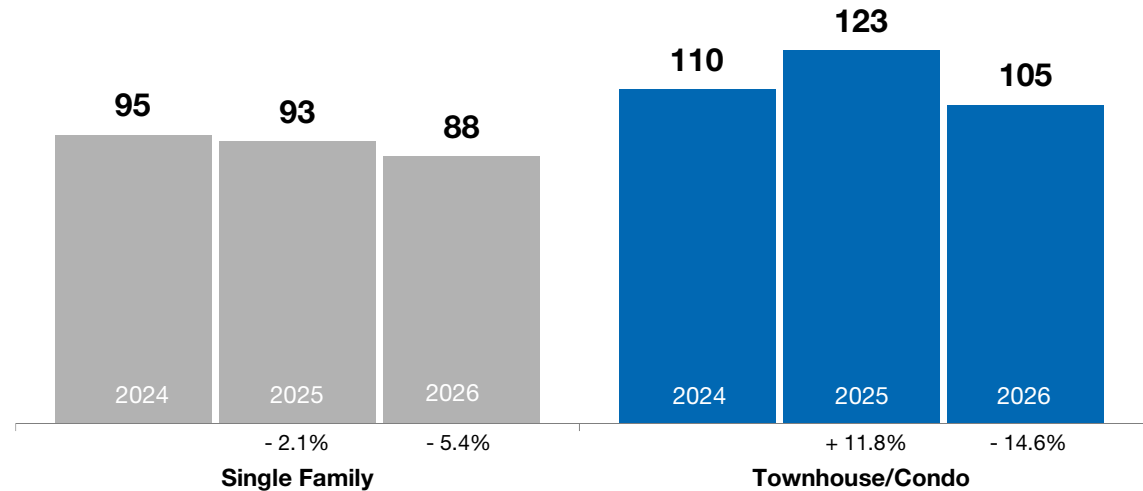


Housing Affordability Index



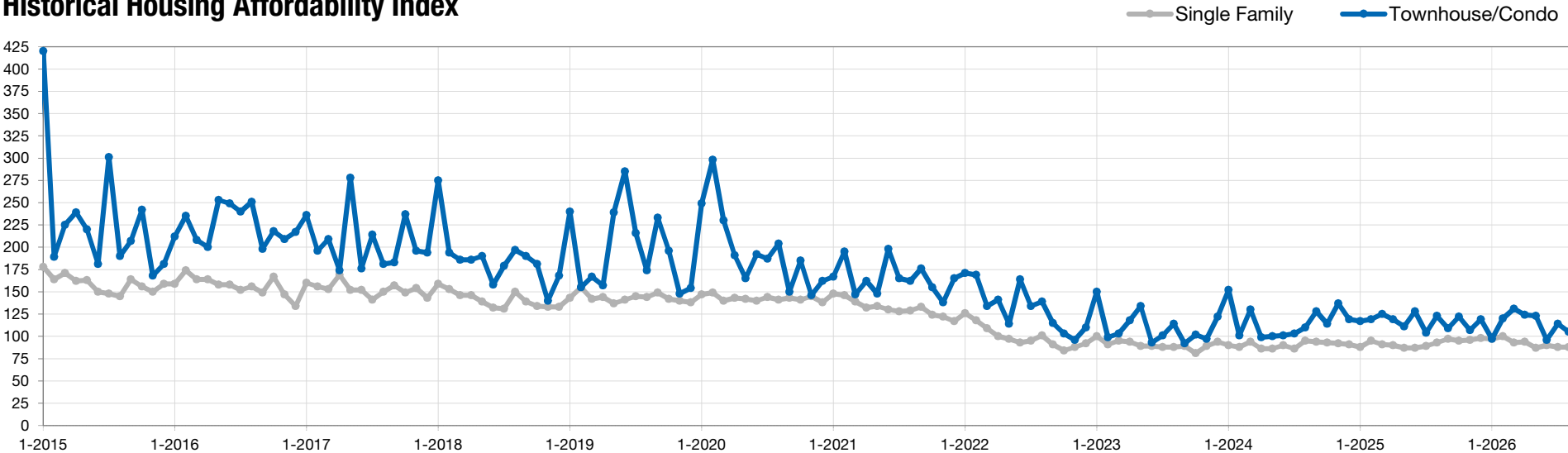
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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

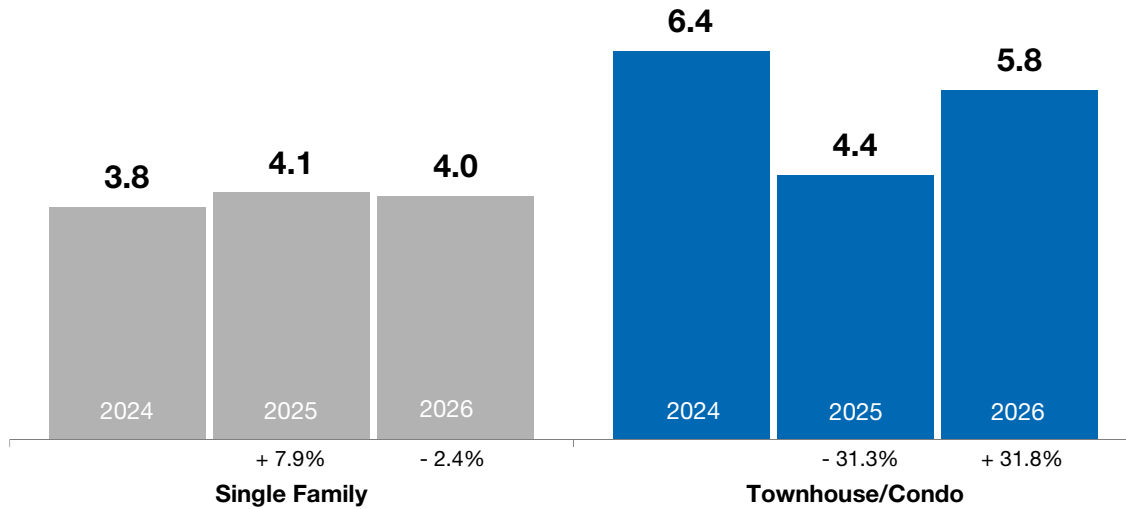


Months Supply of Inventory

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%	6.1	+ 56.4%
Aug-2026	4.0	- 2.4%	5.8	+ 31.8%
Average	3.8	- 0.9%	5.0	+ 14.1%

Historical Months Supply of Inventory

