

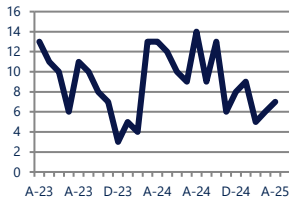
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MADISON COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

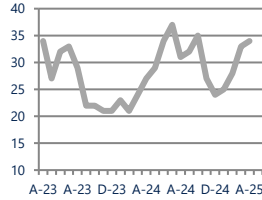
7



**Down**  
Vs. Year Ago

## Active Inventory

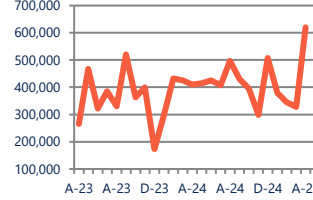
34



**Up 26%**  
Vs. Year Ago

## Median Sale Price

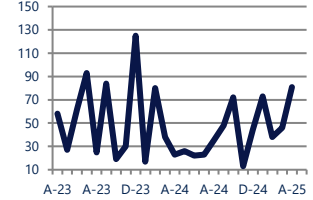
\$619,900



**Up**  
Vs. Year Ago

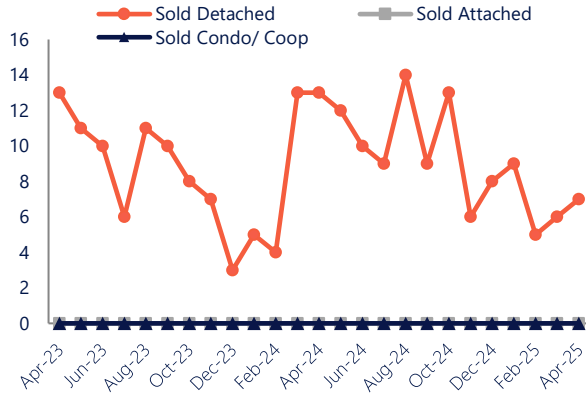
## Days On Market

81



**Up**  
Vs. Year Ago

### Units Sold\*



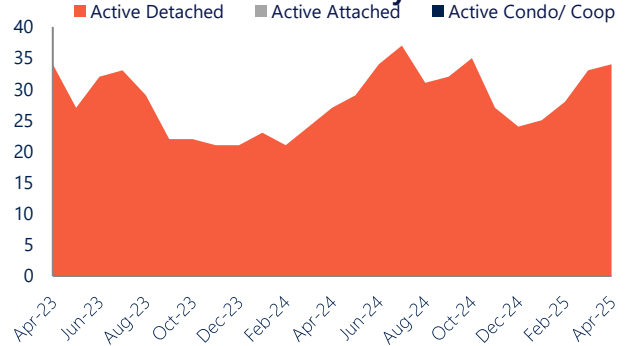
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 7 sold this month in Madison County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

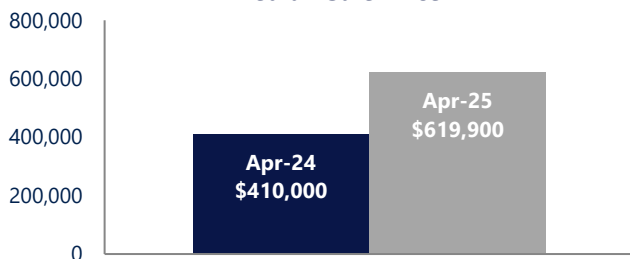
## Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 26%. The total number of active inventory this April was 34 compared to 27 in April 2024. This month's total of 34 is higher than the previous month's total supply of available inventory of 33, an increase of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Madison County Homes was \$410,000. This April, the median sale price was \$619,900, an increase of \$209,900 compared to last year. The current median sold price is higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

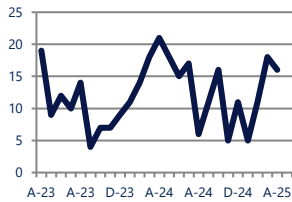
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MADISON COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

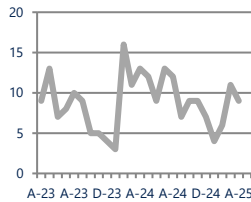
16



**Down -24%**  
Vs. Year Ago

## Current Contracts

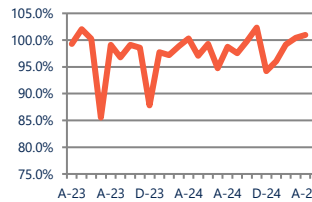
9



**Down -31%**  
Vs. Year Ago

## Sold Vs. List Price

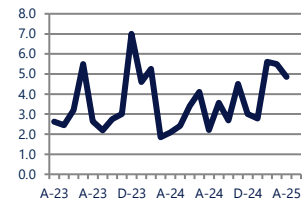
101.0%



**Up 0.7%**  
Vs. Year Ago

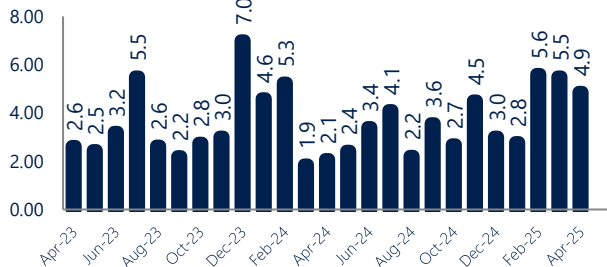
## Months of Supply

4.9



**Up 134%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

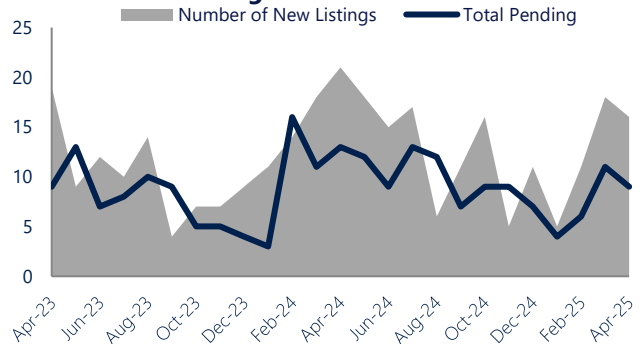
In April, there was 4.9 months of supply available in Madison County, compared to 2.1 in April 2024. That is an increase of 134% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

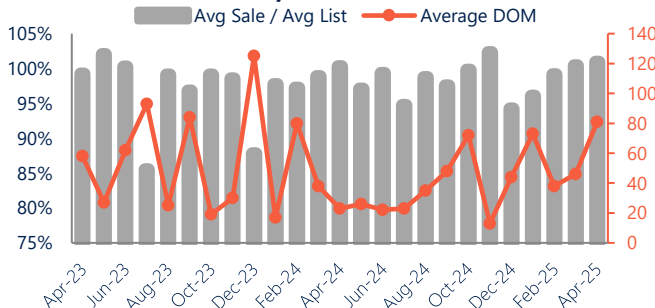
## New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Madison County compared to 21 in April 2024, a decrease of 24%. There were 9 current contracts pending sale this April compared to 13 a year ago. The number of current contracts is 31% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Madison County was 101.0% of the average list price, which is 0.7% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 81, higher than the average last year, which was 23. This increase was impacted by the limited number of sales.