



# RUIZ REPORT

MADISON COUNTY

February, 2025 Vol 60.

10 slides with *everything*  
you need to know about your  
local residential real estate market.

Prepared by

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Madison County **Ruiz Report** February, 2025

# At A Glance: Activity (vs. last month) (vs. this month last year)

## NEW LISTINGS

18 ▼ 25<sup>0</sup>%  
▼ 25<sup>0</sup>%

## UNDER CONTRACT

17 ▼ 15<sup>0</sup>%  
▼ 29<sup>0</sup>%

## HOMES SOLD



13 ▼ 24<sup>0</sup>%  
▼ 38<sup>0</sup>%

Madison added **1 more** new listings to the market than it took off (put under contract), **which increased the overall supply**. Home sales (*closings*) **decreased** in February, just remember that many of those homes went under contract in a *previous* month.

Amount for month	+ / - Change	% Change vs. <b>last month</b> % Change vs. <b>this month last year</b>
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# At A Glance: **Velocity** (vs. last month) (vs. this month last year)



## MEDIAN DOM

19  63%  
 70%

## MO. ACTIVE LISTINGS

114  8%  
 9%

## MO. INVENTORY

4.6  12%  
 49%

The *total* number of active listings **decreased 8%** compared to January, 50% of homes went under contract in **19-days or less**, and at this rate there's about **4.6-months of supply** to go around.

February was a ***Seller's market.***



Amount for month | + / - Change | % Change vs. **last month**  
% Change vs. **this month last year**

# At A Glance: Pricing (vs. last month) (vs. this month last year)

## AVG. LIST / SALE

98%  4%  
 2%

## AVG. SALE PRICE

\$456k  12%  
 6%

## ORIG. LIST / SALE

97%  7%  
 7%

The average price of a home in Madison County was **\$24k more than it was this time last February**. On average, properties sold for **98% of their list price** *at the time the offer was made*, and **97% of the price they originally listed for**.

Amount for month | + / - Change | % Change vs. **last month**  
% Change vs. **this month last year**

Click to see properties!

# Madison In February

Price Range	Active Listings	New Listings	Under Contract	Under Contract (%)	Pending Ratio	Homes Sold	Avg. Sales Price	Avg. List/Sale	Avg. DOM	Median DOM	Months of Inventory	Expired Listings	Listings Withdrawn
<a href="#">\$0 - \$199K</a>	7	2	1	6%	29%	1	\$160,000	80%	12	12	6.67	N/A	N/A
<a href="#">\$200K - \$249K</a>	1	N/A	N/A	N/A	0%	1	\$238,000	100%	N/A	N/A	2.18	N/A	N/A
<a href="#">\$250K - \$299K</a>	7	N/A	4	24%	57%	1	\$275,000	102%	88	69	3.6	N/A	N/A
<a href="#">\$300K - \$349K</a>	7	1	1	6%	17%	2	\$342,000	101%	110	110	3.16	N/A	N/A
<a href="#">\$350K - \$399K</a>	17	2	1	6%	36%	1	\$409,000	103%	230	230	3.65	N/A	N/A
<a href="#">\$400K - \$449K</a>	8	1	2	12%	17%	N/A	N/A	N/A	81	81	2.50	N/A	N/A
<a href="#">\$450K - \$499K</a>	9	1	2	12%	27%	3	\$479,500	100%	39	39	3.69	N/A	N/A
<a href="#">\$500K - \$599K</a>	15	2	2	12%	33%	3	\$558,500	97%	5	5	3.75	N/A	N/A
<a href="#">\$600K - \$699K</a>	12	4	2	12%	25%	N/A	N/A	N/A	2	2	5.40	N/A	N/A
<a href="#">\$700K - \$799K</a>	9	1	N/A	N/A	0%	N/A	N/A	N/A	N/A	N/A	8.40	2	N/A
<a href="#">\$800K - \$899K</a>	5	1	1	6%	25%	N/A	N/A	N/A	5	5	4.00	1	N/A
<a href="#">\$900K - \$999K</a>	2	N/A	1	6%	50%	N/A	N/A	N/A	107	107	3	N/A	N/A
<a href="#">\$1M - \$1.49M</a>	8	2	N/A	N/A	11%	1	\$1,054,000	96%	N/A	N/A	19.20	N/A	N/A
<a href="#">\$1.5M - \$1.99M</a>	3	N/A	N/A	N/A	0%	N/A	N/A	N/A	N/A	N/A	12.00	N/A	N/A
<a href="#">\$2M +</a>	4	1	N/A	N/A	0%	N/A	N/A	N/A	N/A	N/A	48	N/A	N/A
County	114	18	17	--	26%	13	\$456,462	98%	82	19	4.56	3	N/A

## Learn the lingo

**Active Listings:** This is the total number of listings that were for sale *at any given point during the month*.

**Under Contract:** This is the total **number** of listings that accepted an offer to purchase *during the month*.

**Under Contract (%):** This is the "Under Contract" column represented as a **percentage** of the county.

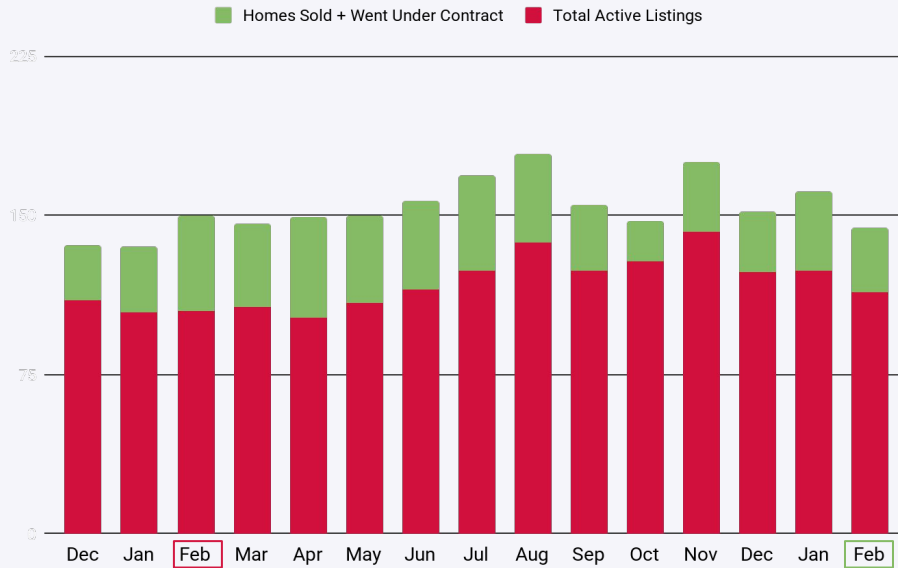
**Pending Ratio:** This ratio is calculated using a **snapshot** taken at 11:59pm on the last day of the month. It used to show a price range's competitiveness by comparing the number of listings under contract to the total number of listings on the market at the time the snapshot was taken (active + under contract).

**Months of inventory** represents how long it would take to deplete the current inventory assuming no new homes are put on the market. It's commonly used to determine the health of a particular market.

**Between 0-4 months of inventory is considered a seller's market** because supply is relatively low, which means that sellers have more control to set terms or raise prices. **5-7 months signals a balanced market** - there is a healthy mix of buyers and sellers. **8 or more months of inventory indicates a buyer's market**, which means buyers have more negotiating power.

Seller's Market    Buyer's Market

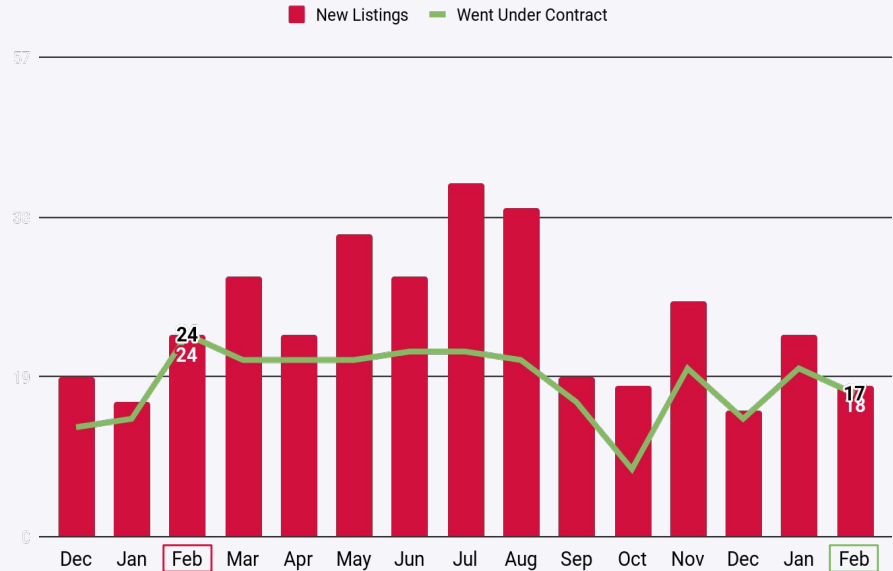
# Volume & Activity



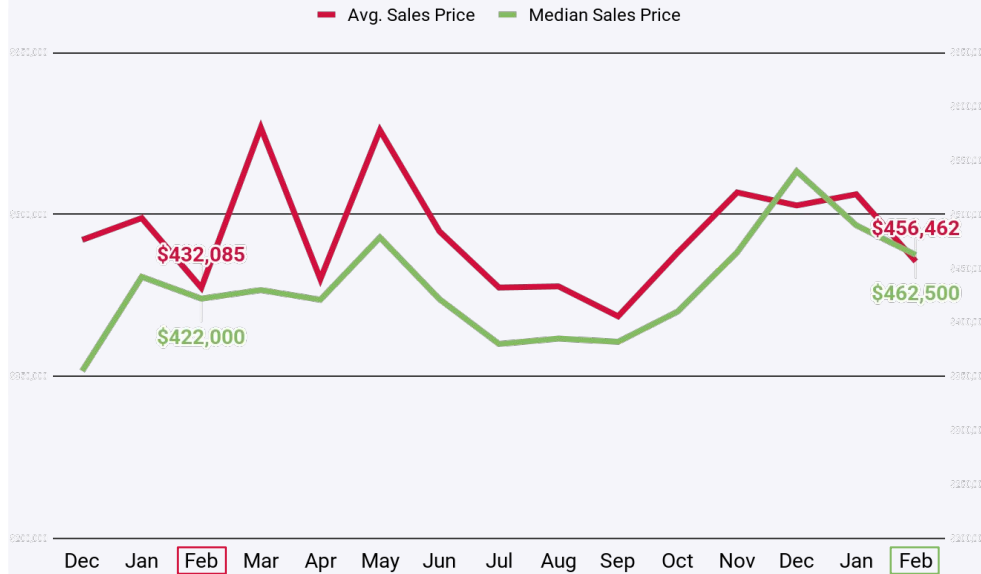
- The number of active listings *decreased* by 8% in February. **Total Active listings, the number of properties listed for sale at any point during the month, was up 9% compared to last year.**
- Total homes under contract decreased 15% from last month, and **Madison had 29% less homes under contract in February than it did this time last year.**
- Overall volume was down 7% from last month and down 1% from this time last year.

# Listings & Pendings

- **New listings decreased 25% from last month**, and were down 25% from last February's numbers.
- **15% less homes went under contract**, and Madison had less homes going under contract than this month last year, down 29%.
- **Pro Tip:** keeping an eye on the difference between homes added to the market (new listings) and those taken off (by going under contract) is the best way to gauge supply & demand!



# Home Prices



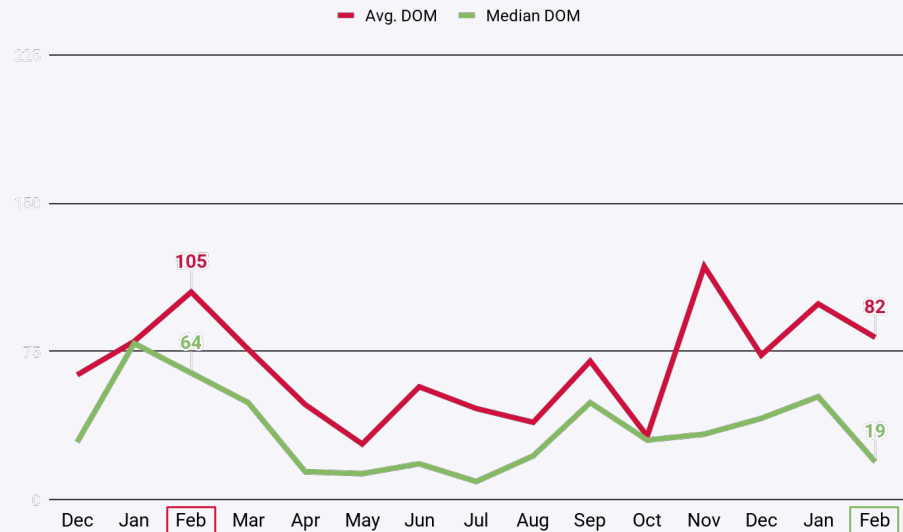
The **median price** is the “middle price,” meaning half of the homes sold during the month were cheaper and half were more expensive than the median. The **average price** is the total sales divided by number of sales.

- The average home price in Madison County decreased 12%, but homes were valued 6% higher compared to last February.
- The positive home value appreciation trend *seems* to be holding despite interest rates. **Pro Tip:** monthly price fluctuations are less indicative than annual trends for understanding market shifts!
- The consistently higher average vs. median home price tells us that **Madison’s high-end market is strong**, with prices significantly higher than the rest of the market.



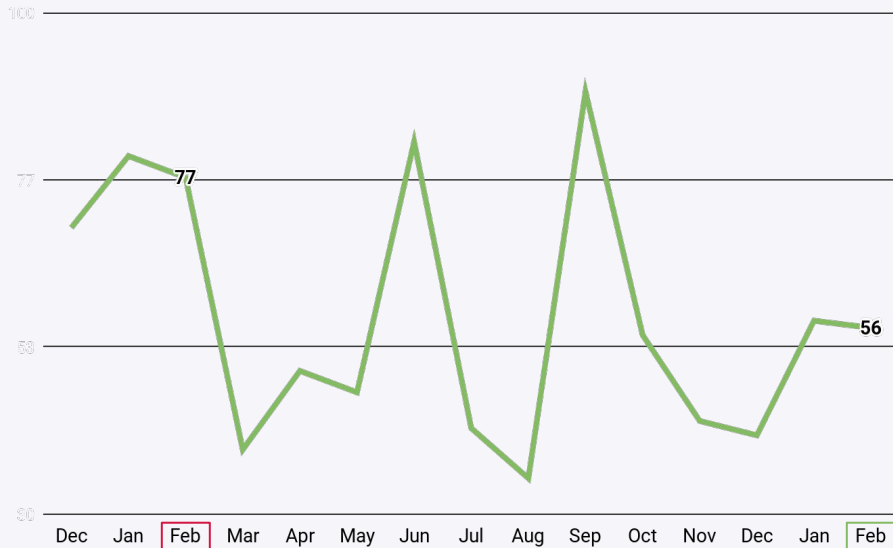
# Days On Market

- Homes went under contract 17-days faster, on average, than they did in January, and the *median* days it took to sign a purchase contract was **19-days (!!!)**.
- Homes between \$600-699k sold fastest in February, with a *median* 2-days on the market, followed by homes in the \$500-599k range, which took a *median* of 5-days.
- Homes in Madison are selling quickly due to a combination of extremely low inventory and high demand for homes.



The **median DOM** is the “middle DOM,” meaning half of the homes during the month went UC faster and half took longer than the median. The **average DOM** is the total DOM divided by number of sales.

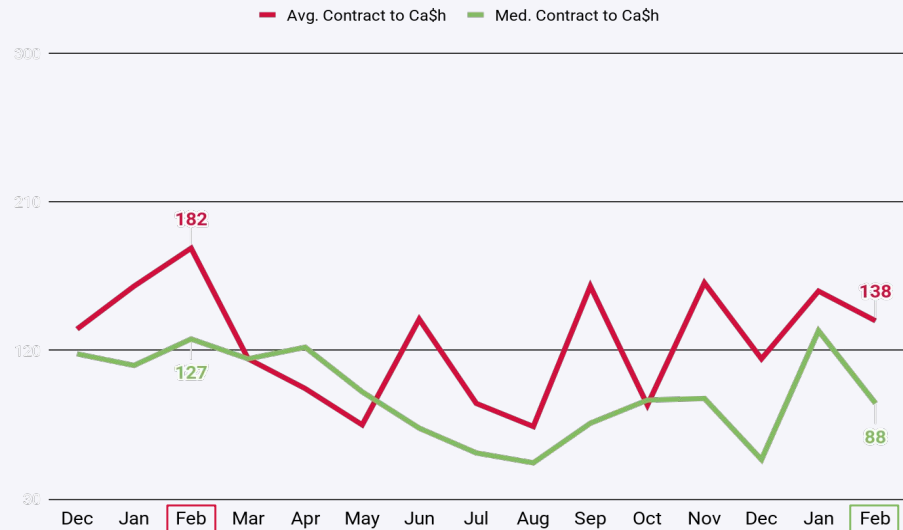
# Contract To Close



- **Contract to close time took an average of 1-days less compared to last month, which was 21-days faster compared to last February.**
- **Homes valued between \$500k-599k took among the longest to close.** February closings data put that segment at around 110-days, on average.
- **Homes valued between \$250k-299k closed fastest, closing in ~23-days, on average.**

# Contract To Ca\$h

- Sellers got paid an average of 18-days *faster* after listing their homes according to February sales data, and **44-days faster than Feb., 2023**.
- This overall decrease was due to decreases in both time spent during the contract to close process as well as time spent on the market (DOM).
- Homes valued **valued between \$200k-249k sold fastest**, averaging 40-days, **followed by the valued up to \$199k price range** which took 55-days, on average.



The **median Contract to Ca\$h** is the “middle number,” meaning half of the homes that closed during the month got paid faster and half took longer than the median. The **average Contract to Ca\$h** is the total time it took across all price ranges divided by number of sales.

# Methodology

Data for this report was pulled from Canopy MLS for Single Family and Condo/Townhouse properties on March 3rd, 2025. Realtors are required to update their transactions on the MLS within 48hrs, so while most records for the month should have been accounted for, any updates that occurred after the report was pulled will not have made the cut. This should not have a material effect on the data given the overall volume of transactions.

Please send me an [e-mail](#) if you have any comments, questions, requests, or corrections.

See below for some relevant formulas.

$$\text{Months Inventory} = \frac{\text{Active Listings This Month}}{12\text{-Month Pending Homes Average}} \quad \text{Pending} = \frac{\text{Under Contract End Of Month}}{\text{Active End Of Month}}$$