

Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



Madison County

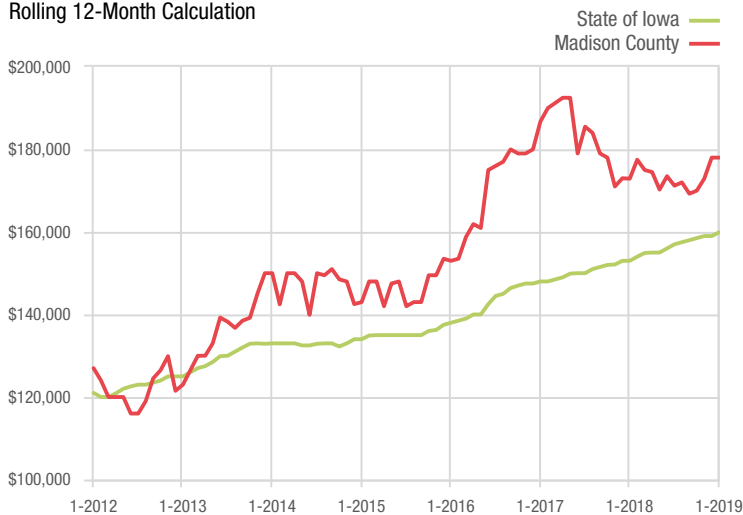
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	12	22	+ 83.3%	12	22	+ 83.3%
Pending Sales	10	15	+ 50.0%	10	15	+ 50.0%
Closed Sales	11	13	+ 18.2%	11	13	+ 18.2%
Days on Market Until Sale	170	82	- 51.8%	170	82	- 51.8%
Median Sales Price*	\$295,000	\$199,000	- 32.5%	\$295,000	\$199,000	- 32.5%
Average Sales Price*	\$278,664	\$265,529	- 4.7%	\$278,664	\$265,529	- 4.7%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	88	98	+ 11.4%	—	—	—
Months Supply of Inventory	4.7	4.7	0.0%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	133	0	- 100.0%	133	0	- 100.0%
Median Sales Price*	\$183,675	\$192,465	+ 4.8%	\$183,675	\$192,465	+ 4.8%
Average Sales Price*	\$183,675	\$192,465	+ 4.8%	\$183,675	\$192,465	+ 4.8%
Percent of List Price Received*	103.5%	100.5%	- 2.9%	103.5%	100.5%	- 2.9%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.4	0.8	- 66.7%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

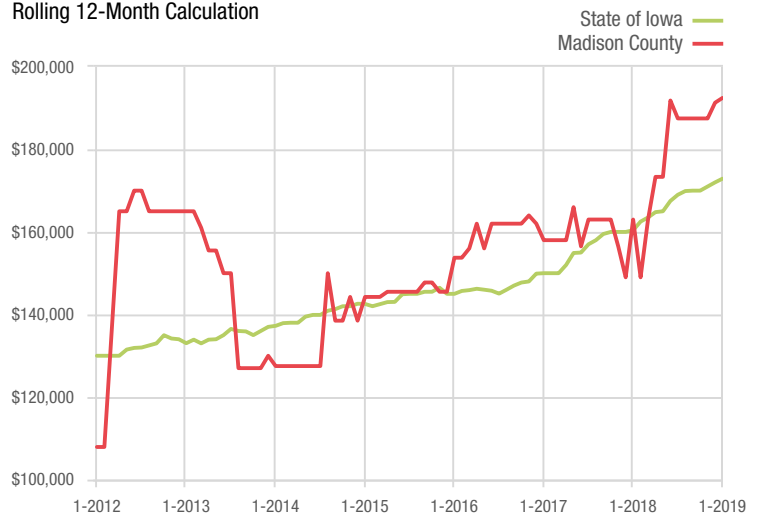
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.