

# Local Market Update – February 2019

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



## Madison County

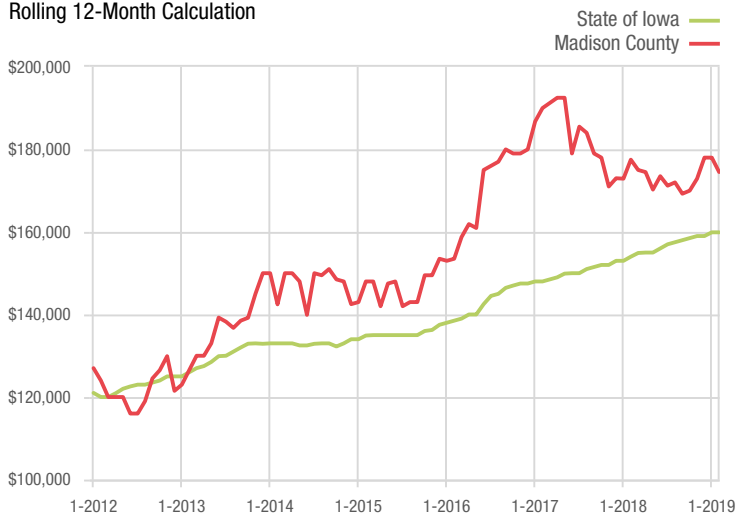
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
<b>Key Metrics</b>						
New Listings	20	<b>20</b>	0.0%	32	<b>42</b>	+ 31.3%
Pending Sales	13	<b>15</b>	+ 15.4%	23	<b>30</b>	+ 30.4%
Closed Sales	14	<b>17</b>	+ 21.4%	25	<b>30</b>	+ 20.0%
Days on Market Until Sale	155	<b>55</b>	- 64.5%	161	<b>66</b>	- 59.0%
Median Sales Price*	\$226,000	<b>\$171,750</b>	- 24.0%	\$231,500	<b>\$181,658</b>	- 21.5%
Average Sales Price*	\$216,430	<b>\$173,722</b>	- 19.7%	\$243,813	<b>\$213,505</b>	- 12.4%
Percent of List Price Received*	98.6%	<b>96.5%</b>	- 2.1%	98.7%	<b>97.3%</b>	- 1.4%
Inventory of Homes for Sale	90	<b>96</b>	+ 6.7%	—	—	—
Months Supply of Inventory	4.8	<b>4.6</b>	- 4.2%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	3	<b>1</b>	- 66.7%
Pending Sales	1	<b>1</b>	0.0%	2	<b>2</b>	0.0%
Closed Sales	1	<b>1</b>	0.0%	2	<b>2</b>	0.0%
Days on Market Until Sale	48	<b>99</b>	+ 106.3%	91	<b>50</b>	- 45.1%
Median Sales Price*	\$135,000	<b>\$146,900</b>	+ 8.8%	\$159,338	<b>\$169,683</b>	+ 6.5%
Average Sales Price*	\$135,000	<b>\$146,900</b>	+ 8.8%	\$159,338	<b>\$169,683</b>	+ 6.5%
Percent of List Price Received*	96.4%	<b>100.0%</b>	+ 3.7%	100.0%	<b>100.3%</b>	+ 0.3%
Inventory of Homes for Sale	2	<b>0</b>	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

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

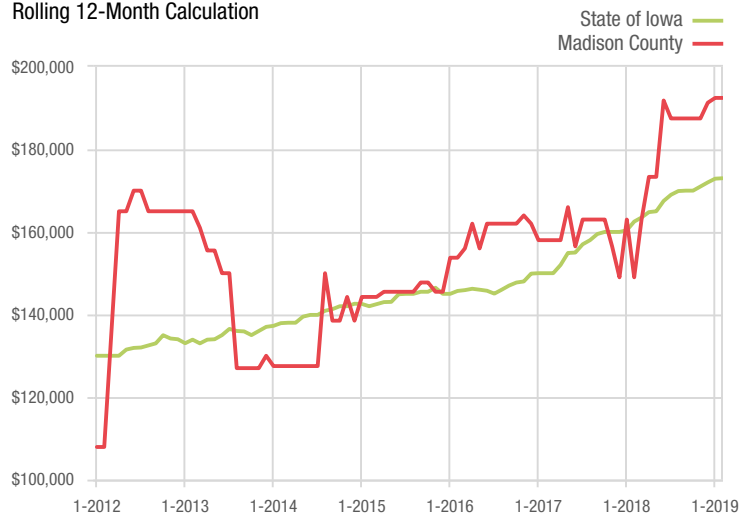
### Median Sales Price - Single-Family Detached

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.