

# Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

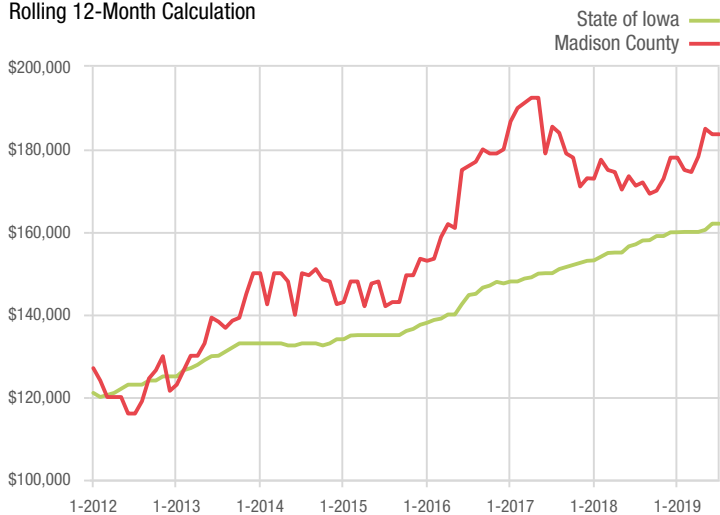
| Single-Family Detached          | July      |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                 | 2018      | 2019      | % Change | Thru 7-2018  | Thru 7-2019 | % Change |
| New Listings                    | 41        | 33        | - 19.5%  | 202          | 213         | + 5.4%   |
| Pending Sales                   | 24        | 26        | + 8.3%   | 136          | 148         | + 8.8%   |
| Closed Sales                    | 27        | 22        | - 18.5%  | 137          | 139         | + 1.5%   |
| Days on Market Until Sale       | 34        | 51        | + 50.0%  | 91           | 65          | - 28.6%  |
| Median Sales Price*             | \$178,000 | \$150,000 | - 15.7%  | \$175,000    | \$188,500   | + 7.7%   |
| Average Sales Price*            | \$213,259 | \$183,262 | - 14.1%  | \$217,030    | \$221,043   | + 1.8%   |
| Percent of List Price Received* | 96.4%     | 98.2%     | + 1.9%   | 96.7%        | 97.7%       | + 1.0%   |
| Inventory of Homes for Sale     | 124       | 113       | - 8.9%   | —            | —           | —        |
| Months Supply of Inventory      | 6.3       | 5.3       | - 15.9%  | —            | —           | —        |

| Townhouse-Condo                 | July      |      |          | Year to Date |             |          |
|---------------------------------|-----------|------|----------|--------------|-------------|----------|
|                                 | 2018      | 2019 | % Change | Thru 7-2018  | Thru 7-2019 | % Change |
| New Listings                    | 0         | 0    | 0.0%     | 4            | 2           | - 50.0%  |
| Pending Sales                   | 1         | 0    | - 100.0% | 5            | 2           | - 60.0%  |
| Closed Sales                    | 1         | 0    | - 100.0% | 5            | 2           | - 60.0%  |
| Days on Market Until Sale       | 117       | —    | —        | 79           | 50          | - 36.7%  |
| Median Sales Price*             | \$191,300 | —    | —        | \$191,300    | \$169,683   | - 11.3%  |
| Average Sales Price*            | \$191,300 | —    | —        | \$182,395    | \$169,683   | - 7.0%   |
| Percent of List Price Received* | 106.3%    | —    | —        | 100.0%       | 100.3%      | + 0.3%   |
| Inventory of Homes for Sale     | 0         | 0    | 0.0%     | —            | —           | —        |
| Months Supply of Inventory      | —         | —    | —        | —            | —           | —        |

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

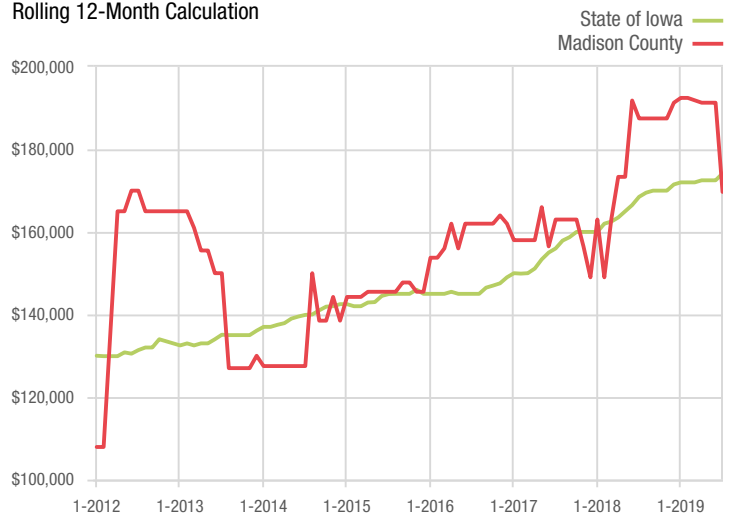
### Median Sales Price - Single-Family Detached

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.