

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

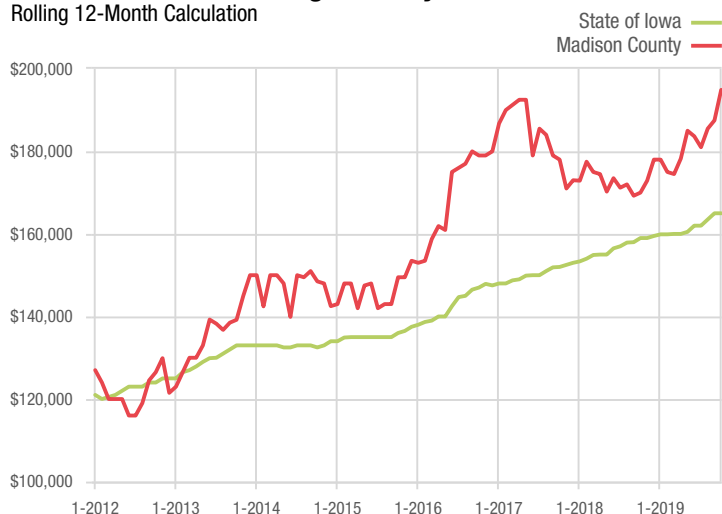
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	29	18	- 37.9%	292	292	0.0%
Pending Sales	20	20	0.0%	196	210	+ 7.1%
Closed Sales	20	19	- 5.0%	197	203	+ 3.0%
Days on Market Until Sale	36	93	+ 158.3%	78	67	- 14.1%
Median Sales Price*	\$157,450	\$226,000	+ 43.5%	\$170,000	\$191,000	+ 12.4%
Average Sales Price*	\$186,356	\$240,390	+ 29.0%	\$205,347	\$223,974	+ 9.1%
Percent of List Price Received*	97.7%	97.5%	- 0.2%	96.8%	97.5%	+ 0.7%
Inventory of Homes for Sale	126	103	- 18.3%	—	—	—
Months Supply of Inventory	6.5	4.8	- 26.2%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	0	0	0.0%	5	4	- 20.0%
Pending Sales	0	0	0.0%	5	3	- 40.0%
Closed Sales	0	0	0.0%	5	3	- 40.0%
Days on Market Until Sale	—	—	—	79	37	- 53.2%
Median Sales Price*	—	—	—	\$191,300	\$155,000	- 19.0%
Average Sales Price*	—	—	—	\$182,395	\$164,788	- 9.7%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

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

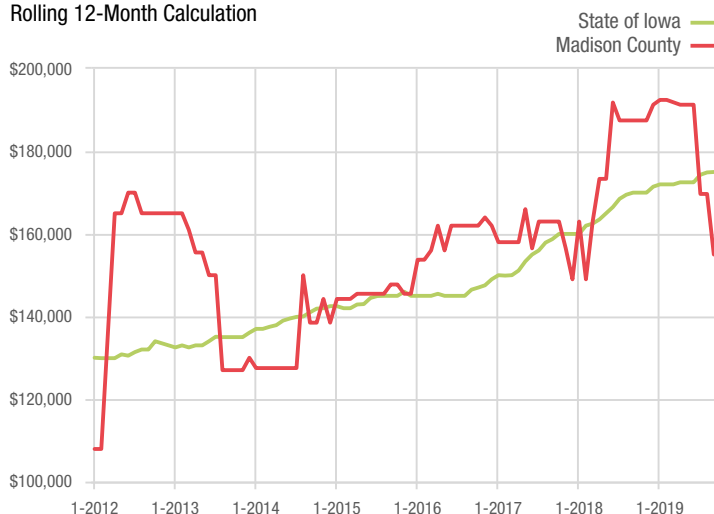
Median Sales Price - Single-Family Detached

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.