

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

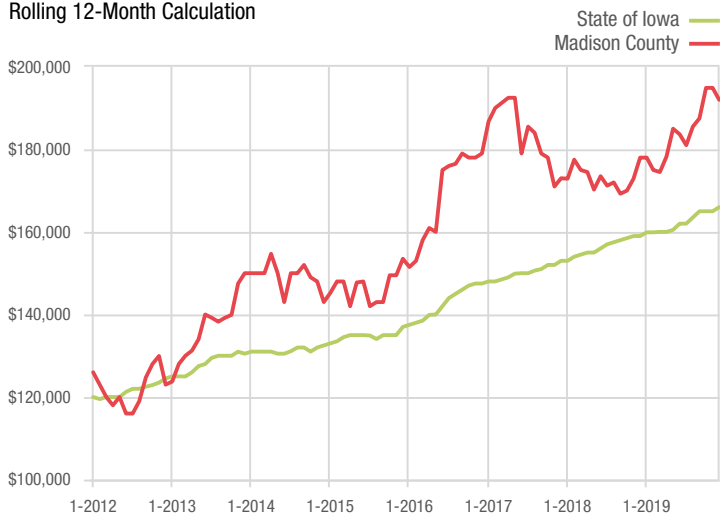
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	21	4	- 81.0%	333	316	- 5.1%
Pending Sales	24	18	- 25.0%	243	248	+ 2.1%
Closed Sales	25	22	- 12.0%	247	244	- 1.2%
Days on Market Until Sale	89	63	- 29.2%	77	65	- 15.6%
Median Sales Price*	\$246,000	\$237,500	- 3.5%	\$178,000	\$192,000	+ 7.9%
Average Sales Price*	\$288,564	\$287,494	- 0.4%	\$218,166	\$230,113	+ 5.5%
Percent of List Price Received*	97.8%	96.5%	- 1.3%	97.0%	97.2%	+ 0.2%
Inventory of Homes for Sale	98	77	- 21.4%	—	—	—
Months Supply of Inventory	4.8	3.7	- 22.9%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	0	0.0%	5	4	- 20.0%
Pending Sales	0	0	0.0%	5	4	- 20.0%
Closed Sales	0	0	0.0%	5	4	- 20.0%
Days on Market Until Sale	—	—	—	79	30	- 62.0%
Median Sales Price*	—	—	—	\$191,300	\$173,733	- 9.2%
Average Sales Price*	—	—	—	\$182,395	\$174,841	- 4.1%
Percent of List Price Received*	—	—	—	100.0%	98.3%	- 1.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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

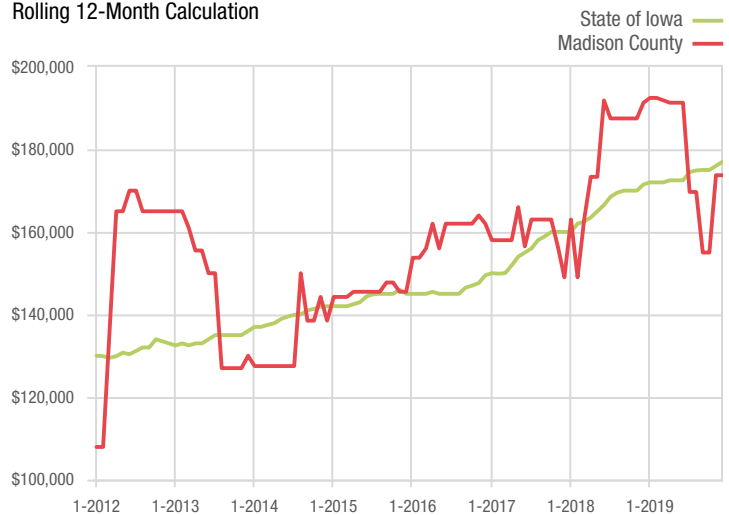
Median Sales Price - Single-Family Detached

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.