

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

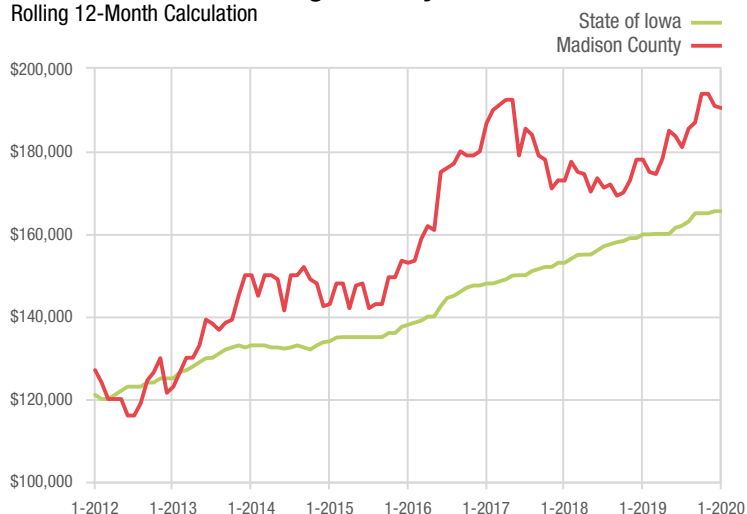
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	22	17	- 22.7%	22	17	- 22.7%
Pending Sales	14	10	- 28.6%	14	10	- 28.6%
Closed Sales	13	6	- 53.8%	13	6	- 53.8%
Days on Market Until Sale	82	56	- 31.7%	82	56	- 31.7%
Median Sales Price*	\$199,000	\$195,500	- 1.8%	\$199,000	\$195,500	- 1.8%
Average Sales Price*	\$270,913	\$216,000	- 20.3%	\$270,913	\$216,000	- 20.3%
Percent of List Price Received*	100.2%	96.2%	- 4.0%	100.2%	96.2%	- 4.0%
Inventory of Homes for Sale	99	77	- 22.2%	—	—	—
Months Supply of Inventory	4.8	3.8	- 20.8%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	0	—	—	0	—	—
Median Sales Price*	\$192,465	—	—	\$192,465	—	—
Average Sales Price*	\$192,465	—	—	\$192,465	—	—
Percent of List Price Received*	100.5%	—	—	100.5%	—	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

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

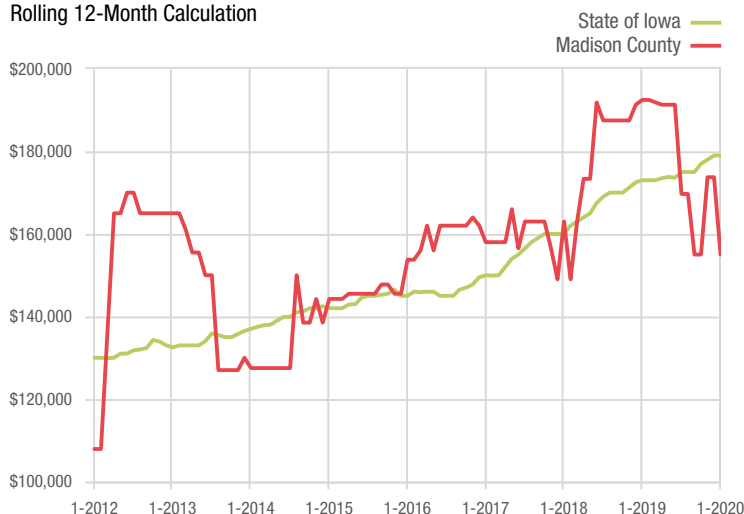
Median Sales Price - Single-Family Detached

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.