

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

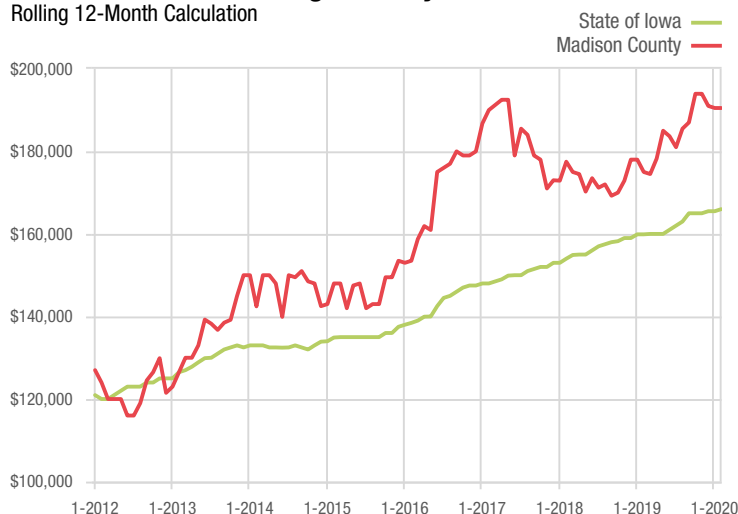
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	20	24	+ 20.0%	42	41	- 2.4%
Pending Sales	15	12	- 20.0%	29	21	- 27.6%
Closed Sales	18	8	- 55.6%	31	14	- 54.8%
Days on Market Until Sale	61	96	+ 57.4%	69	79	+ 14.5%
Median Sales Price*	\$177,033	\$169,450	- 4.3%	\$182,316	\$178,000	- 2.4%
Average Sales Price*	\$182,120	\$193,663	+ 6.3%	\$219,356	\$203,236	- 7.3%
Percent of List Price Received*	96.7%	97.7%	+ 1.0%	98.1%	97.0%	- 1.1%
Inventory of Homes for Sale	99	86	- 13.1%	—	—	—
Months Supply of Inventory	4.8	4.3	- 10.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	99	—	—	50	—	—
Median Sales Price*	\$146,900	—	—	\$169,683	—	—
Average Sales Price*	\$146,900	—	—	\$169,683	—	—
Percent of List Price Received*	100.0%	—	—	100.3%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

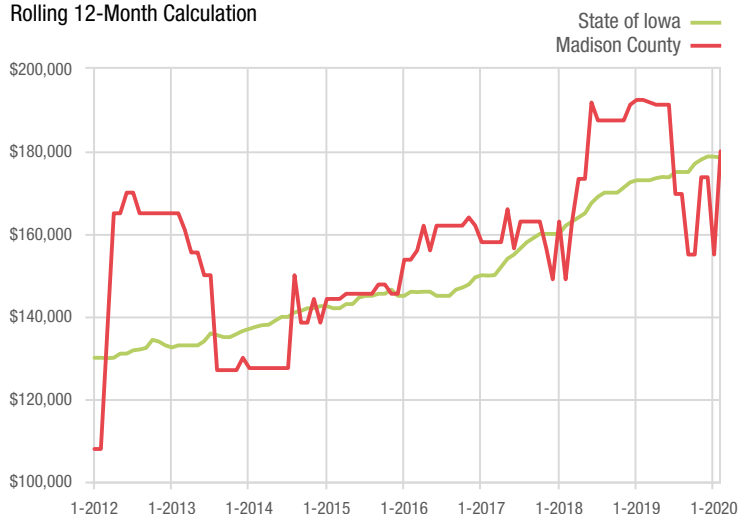
### Median Sales Price - Single-Family Detached

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.