

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

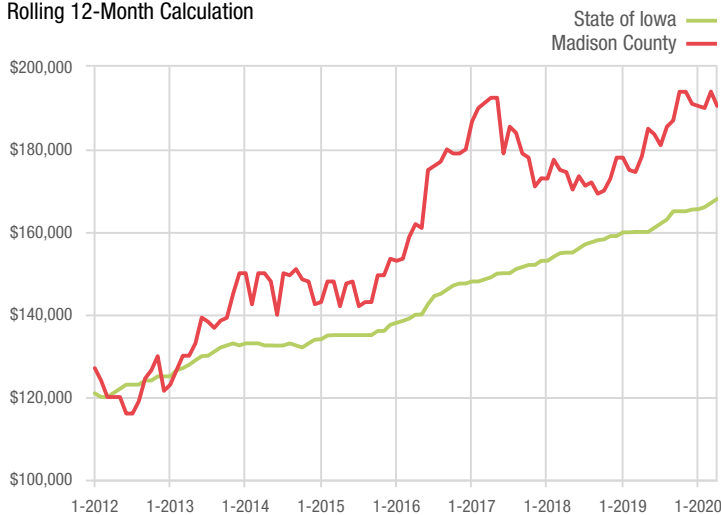
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	37	26	- 29.7%	109	100	- 8.3%
Pending Sales	18	19	+ 5.6%	64	58	- 9.4%
Closed Sales	18	19	+ 5.6%	60	51	- 15.0%
Days on Market Until Sale	50	60	+ 20.0%	63	77	+ 22.2%
Median Sales Price*	\$224,400	<b>\$216,175</b>	- 3.7%	\$190,000	<b>\$189,900</b>	- 0.1%
Average Sales Price*	\$260,003	<b>\$228,858</b>	- 12.0%	\$223,269	<b>\$224,247</b>	+ 0.4%
Percent of List Price Received*	95.6%	<b>98.2%</b>	+ 2.7%	97.0%	<b>97.7%</b>	+ 0.7%
Inventory of Homes for Sale	117	99	- 15.4%	—	—	—
Months Supply of Inventory	5.8	4.9	- 15.5%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	1	5	+ 400.0%
Pending Sales	0	1	—	2	2	0.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	50	—	—
Median Sales Price*	—	—	—	\$169,683	—	—
Average Sales Price*	—	—	—	\$169,683	—	—
Percent of List Price Received*	—	—	—	100.3%	—	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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

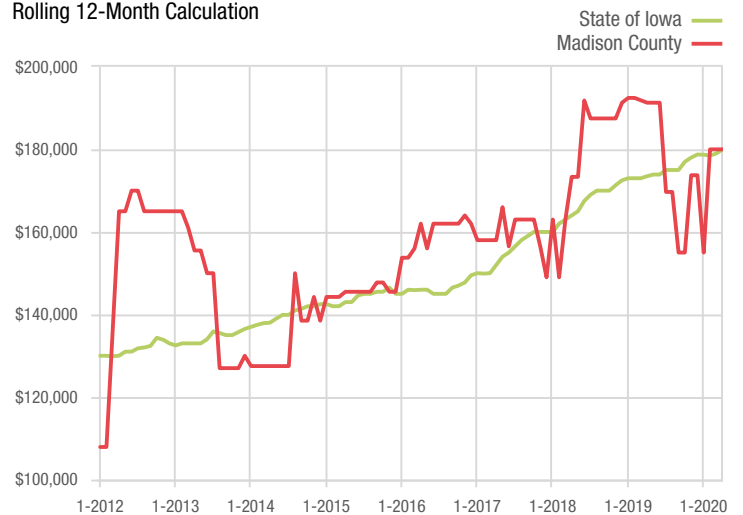
### Median Sales Price - Single-Family Detached

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.