

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

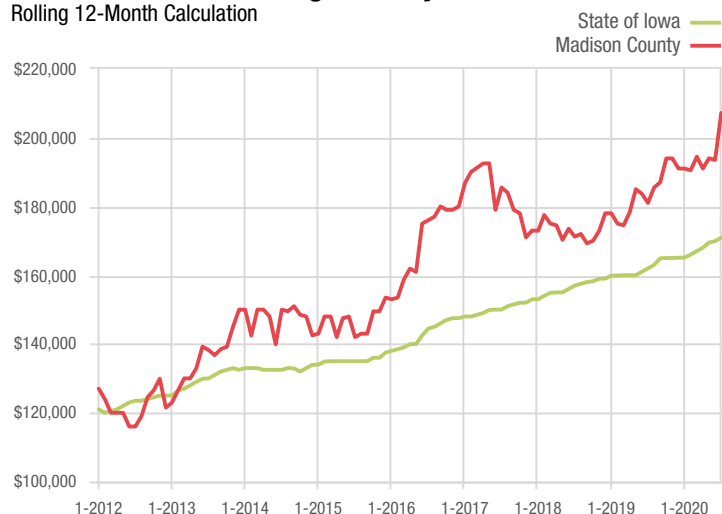
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	33	30	- 9.1%	212	204	- 3.8%
Pending Sales	26	36	+ 38.5%	148	137	- 7.4%
Closed Sales	24	28	+ 16.7%	141	124	- 12.1%
Days on Market Until Sale	47	63	+ 34.0%	65	79	+ 21.5%
Median Sales Price*	\$149,500	\$244,950	+ 63.8%	\$187,000	\$215,000	+ 15.0%
Average Sales Price*	\$179,457	\$262,627	+ 46.3%	\$219,591	\$243,314	+ 10.8%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	113	107	- 5.3%	—	—	—
Months Supply of Inventory	5.3	5.4	+ 1.9%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	1	—	2	5	+ 150.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	73	—	50	49	- 2.0%
Median Sales Price*	—	\$202,900	—	\$169,683	\$208,950	+ 23.1%
Average Sales Price*	—	\$202,900	—	\$169,683	\$201,225	+ 18.6%
Percent of List Price Received*	—	100.0%	—	100.3%	99.5%	- 0.8%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

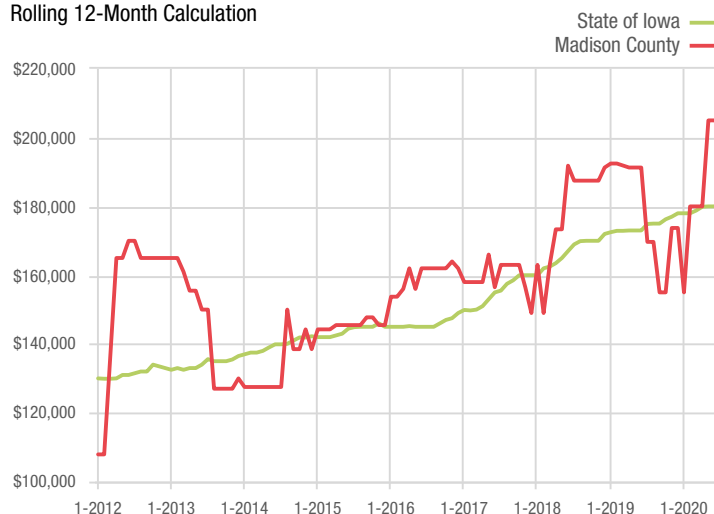
### Median Sales Price - Single-Family Detached

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.