

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

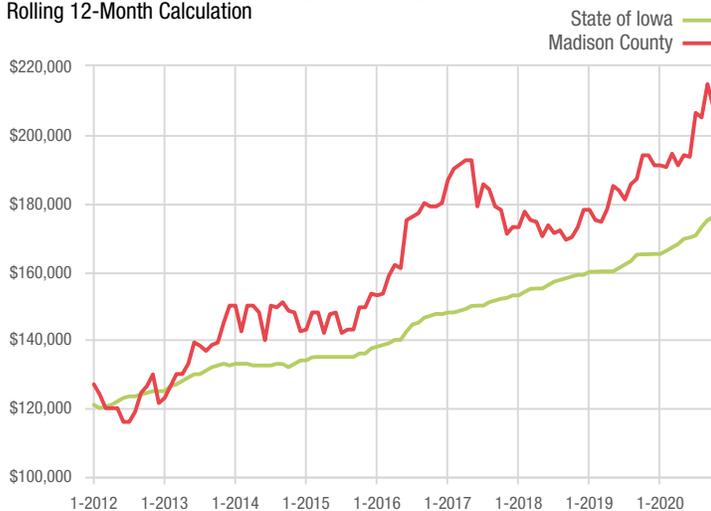
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	18	18	0.0%	292	286	- 2.1%
Pending Sales	20	31	+ 55.0%	210	236	+ 12.4%
Closed Sales	19	28	+ 47.4%	204	222	+ 8.8%
Days on Market Until Sale	93	48	- 48.4%	66	64	- 3.0%
Median Sales Price*	\$226,000	\$185,000	- 18.1%	\$190,500	\$209,000	+ 9.7%
Average Sales Price*	\$240,390	\$214,589	- 10.7%	\$223,031	\$237,754	+ 6.6%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	97.6%	97.7%	+ 0.1%
Inventory of Homes for Sale	108	77	- 28.7%	—	—	—
Months Supply of Inventory	5.0	3.4	- 32.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	37	63	+ 70.3%
Median Sales Price*	—	—	—	\$155,000	\$215,000	+ 38.7%
Average Sales Price*	—	—	—	\$164,788	\$205,880	+ 24.9%
Percent of List Price Received*	—	—	—	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

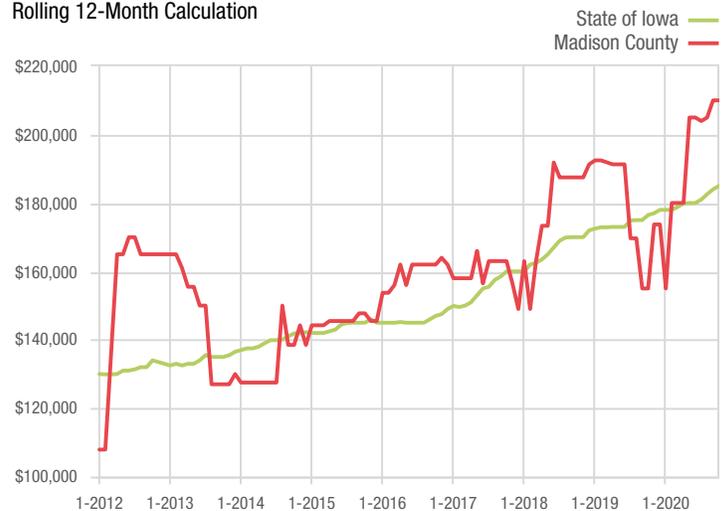
### Median Sales Price - Single-Family Detached

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.