Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®

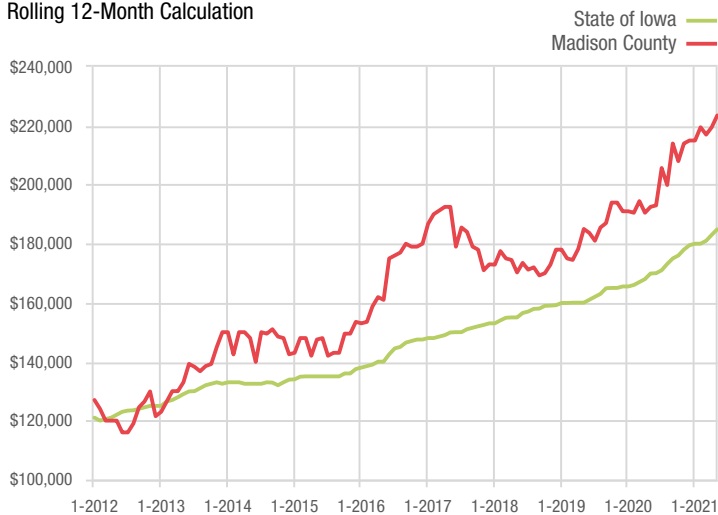**Iowa** Association of **REALTORS**®

Madison County

Single-Family Detached

Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	32	32	0.0%	133	144	+ 8.3%
Pending Sales	24	26	+ 8.3%	81	110	+ 35.8%
Closed Sales	21	26	+ 23.8%	74	108	+ 45.9%
Days on Market Until Sale	108	41	- 62.0%	85	57	- 32.9%
Median Sales Price*	$220,000	$233,500	+ 6.1%	$201,000	$225,750	+ 12.3%
Average Sales Price*	$267,857	$292,122	+ 9.1%	$237,994	$274,373	+ 15.3%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	98.2%	96.9%	- 1.3%
Inventory of Homes for Sale	104	79	- 24.0%	—	—	—
Months Supply of Inventory	5.4	3.1	- 42.6%	—	—	—

Townhouse-Condo

Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	41	—	—	41	—	—
Median Sales Price*	$215,000	—	—	$215,000	—	—
Average Sales Price*	$200,667	—	—	$200,667	—	—
Percent of List Price Received*	99.4%	—	—	99.4%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.0	- 50.0%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.
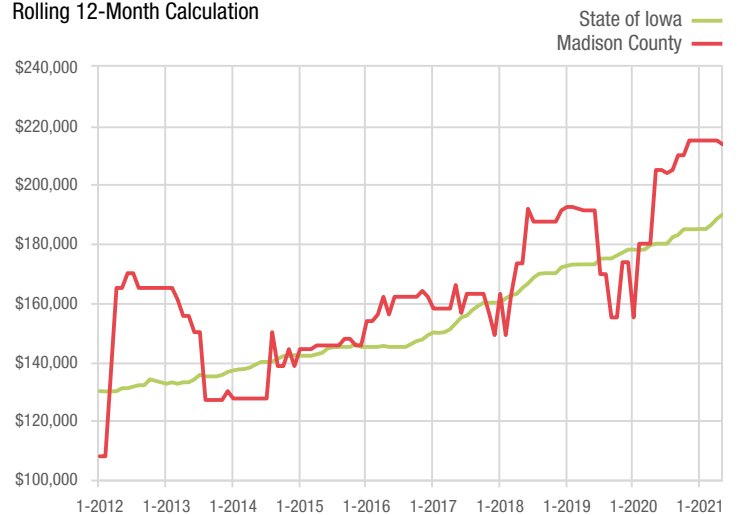
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa —
Madison County —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Madison County —

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.