

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

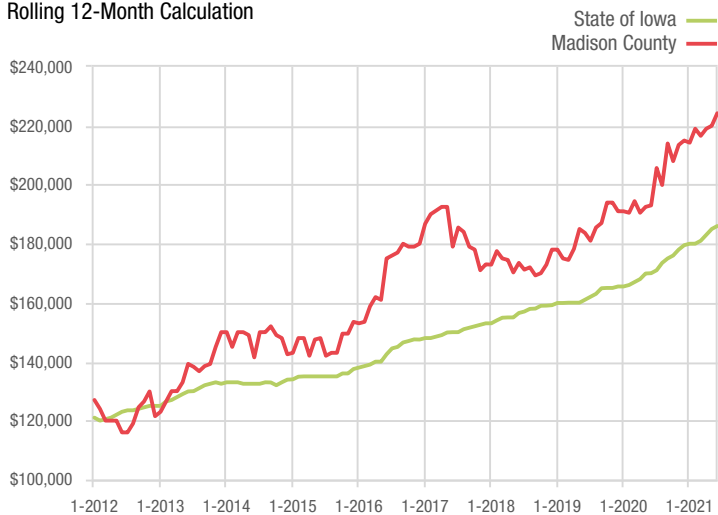
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	42	35	- 16.7%	175	178	+ 1.7%
Pending Sales	19	27	+ 42.1%	100	137	+ 37.0%
Closed Sales	23	28	+ 21.7%	97	137	+ 41.2%
Days on Market Until Sale	77	30	- 61.0%	83	51	- 38.6%
Median Sales Price*	\$190,000	\$215,000	+ 13.2%	\$193,000	\$223,500	+ 15.8%
Average Sales Price*	\$231,555	\$263,330	+ 13.7%	\$236,468	\$271,646	+ 14.9%
Percent of List Price Received*	98.5%	97.9%	- 0.6%	98.3%	97.2%	- 1.1%
Inventory of Homes for Sale	122	83	- 32.0%	—	—	—
Months Supply of Inventory	6.5	3.2	- 50.8%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	0	1	—	5	3	- 40.0%
Pending Sales	1	2	+ 100.0%	4	2	- 50.0%
Closed Sales	0	1	—	3	1	- 66.7%
Days on Market Until Sale	—	6	—	41	6	- 85.4%
Median Sales Price*	—	\$211,000	—	\$215,000	\$211,000	- 1.9%
Average Sales Price*	—	\$211,000	—	\$200,667	\$211,000	+ 5.1%
Percent of List Price Received*	—	98.2%	—	99.4%	98.2%	- 1.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

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

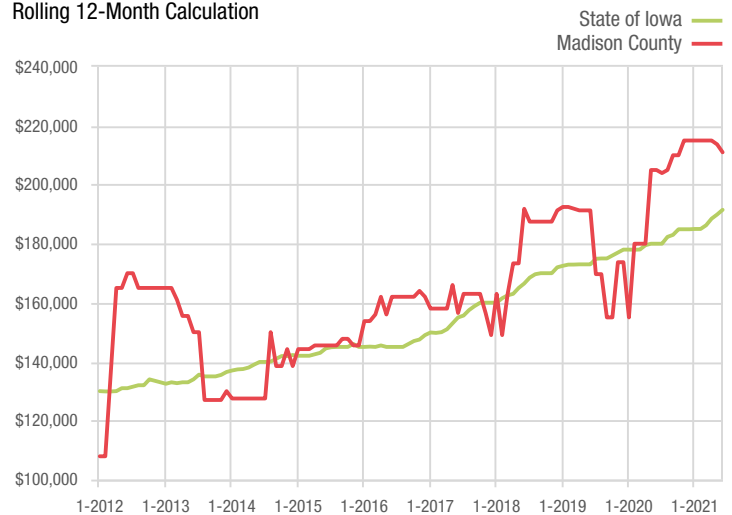
Median Sales Price - Single-Family Detached

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.