

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

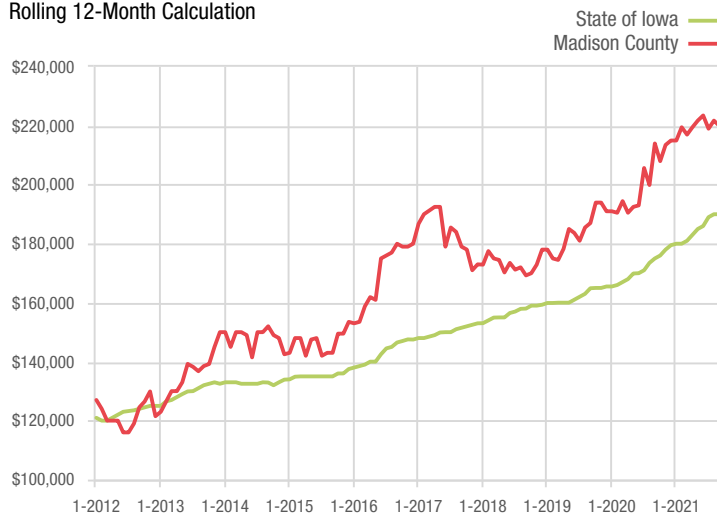
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	32	19	- 40.6%	270	246	- 8.9%
Pending Sales	36	20	- 44.4%	204	230	+ 12.7%
Closed Sales	36	21	- 41.7%	196	224	+ 14.3%
Days on Market Until Sale	40	20	- 50.0%	68	38	- 44.1%
Median Sales Price*	\$234,000	\$240,000	+ 2.6%	\$214,250	\$220,000	+ 2.7%
Average Sales Price*	\$250,107	\$252,535	+ 1.0%	\$240,173	\$272,904	+ 13.6%
Percent of List Price Received*	95.4%	96.9%	+ 1.6%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	94	47	- 50.0%	—	—	—
Months Supply of Inventory	4.3	1.9	- 55.8%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	0	6	—	6	10	+ 66.7%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	5	3	- 40.0%
Days on Market Until Sale	—	—	—	63	65	+ 3.2%
Median Sales Price*	—	—	—	\$215,000	\$197,500	- 8.1%
Average Sales Price*	—	—	—	\$205,880	\$198,833	- 3.4%
Percent of List Price Received*	—	—	—	99.4%	97.4%	- 2.0%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	1.0	5.3	+ 430.0%	—	—	—

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

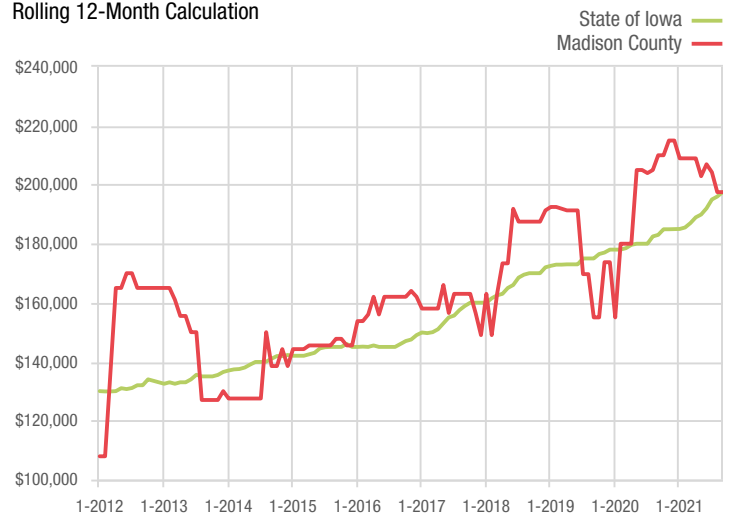
Median Sales Price - Single-Family Detached

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.