

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

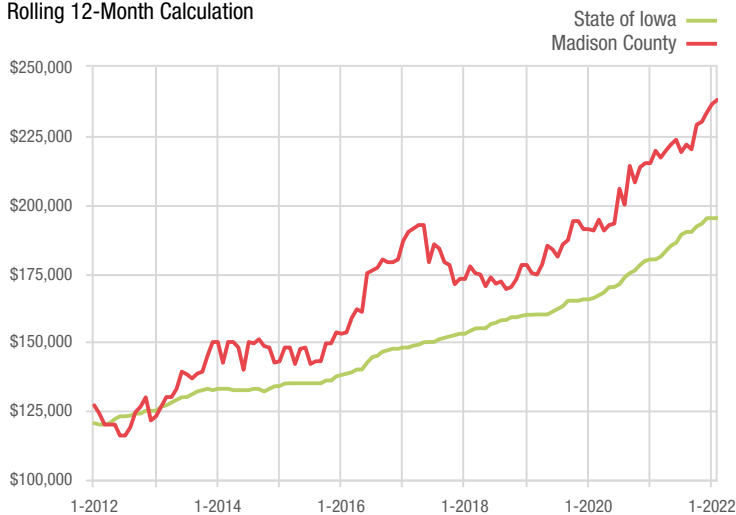
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	31	19	- 38.7%	52	38	- 26.9%
Pending Sales	23	12	- 47.8%	33	34	+ 3.0%
Closed Sales	22	11	- 50.0%	32	33	+ 3.1%
Days on Market Until Sale	46	43	- 6.5%	63	41	- 34.9%
Median Sales Price*	\$245,450	<b>\$282,000</b>	+ 14.9%	\$231,000	<b>\$245,000</b>	+ 6.1%
Average Sales Price*	\$288,439	<b>\$325,636</b>	+ 12.9%	\$268,504	<b>\$323,270</b>	+ 20.4%
Percent of List Price Received*	96.1%	<b>96.9%</b>	+ 0.8%	96.7%	<b>97.2%</b>	+ 0.5%
Inventory of Homes for Sale	77	46	- 40.3%	—	—	—
Months Supply of Inventory	3.2	2.0	- 37.5%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	156	144	- 7.7%
Median Sales Price*	—	—	—	\$188,000	<b>\$475,000</b>	+ 152.7%
Average Sales Price*	—	—	—	\$188,000	<b>\$475,000</b>	+ 152.7%
Percent of List Price Received*	—	—	—	97.7%	<b>82.6%</b>	- 15.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.4	—	—	—	—

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

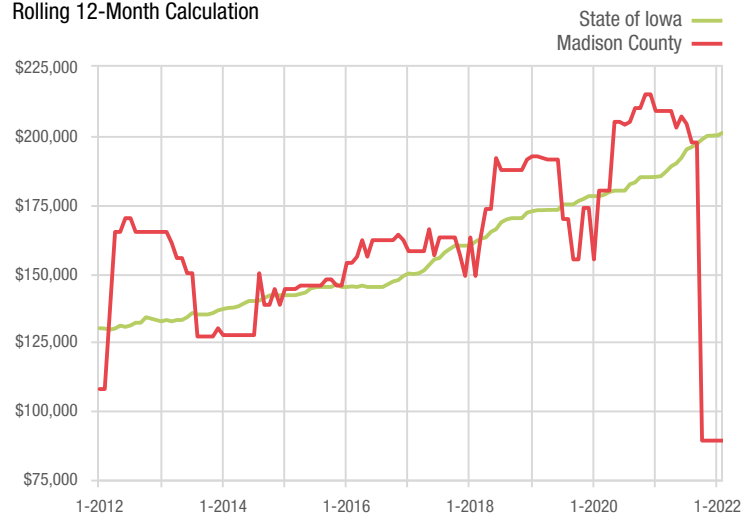
### Median Sales Price - Single-Family Detached

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.