

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

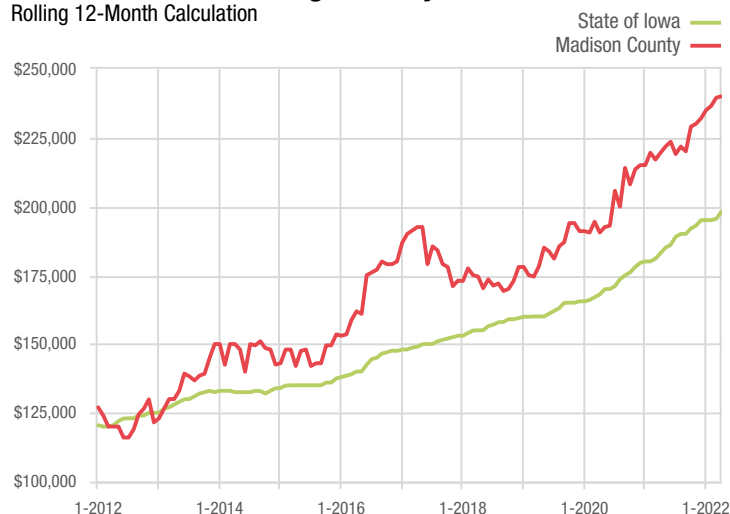
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	30	25	- 16.7%	112	92	- 17.9%
Pending Sales	24	33	+ 37.5%	84	86	+ 2.4%
Closed Sales	23	21	- 8.7%	81	70	- 13.6%
Days on Market Until Sale	37	20	- 45.9%	61	31	- 49.2%
Median Sales Price*	\$272,800	\$259,900	- 4.7%	\$218,500	\$257,450	+ 17.8%
Average Sales Price*	\$311,122	\$314,462	+ 1.1%	\$269,742	\$313,023	+ 16.0%
Percent of List Price Received*	95.5%	100.1%	+ 4.8%	96.5%	98.6%	+ 2.2%
Inventory of Homes for Sale	80	43	- 46.3%	—	—	—
Months Supply of Inventory	3.2	1.8	- 43.8%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	—	0	3	—
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	156	144	- 7.7%
Median Sales Price*	—	—	—	\$188,000	\$375,000	+ 99.5%
Average Sales Price*	—	—	—	\$188,000	\$375,000	+ 99.5%
Percent of List Price Received*	—	—	—	97.7%	91.3%	- 6.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

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

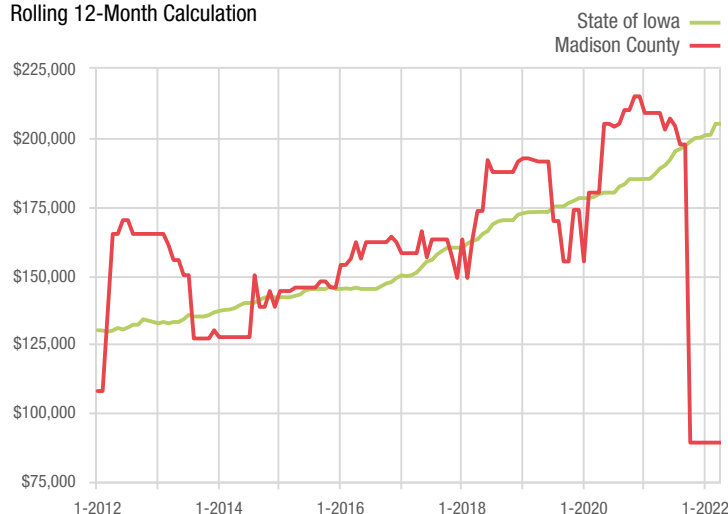
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.