

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

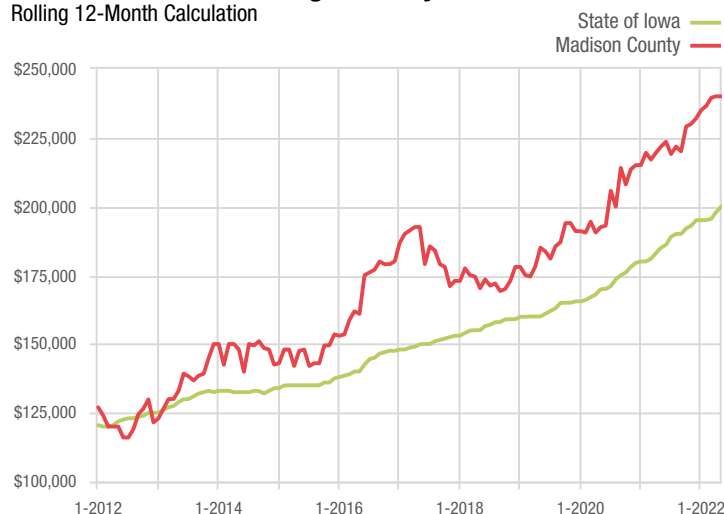
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	31	26	- 16.1%	143	119	- 16.8%
Pending Sales	25	26	+ 4.0%	109	111	+ 1.8%
Closed Sales	27	13	- 51.9%	108	84	- 22.2%
Days on Market Until Sale	41	11	- 73.2%	56	27	- 51.8%
Median Sales Price*	\$232,000	\$220,000	- 5.2%	\$225,750	\$252,450	+ 11.8%
Average Sales Price*	\$289,081	\$253,800	- 12.2%	\$274,577	\$310,000	+ 12.9%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	97.0%	98.6%	+ 1.6%
Inventory of Homes for Sale	79	43	- 45.6%	—	—	—
Months Supply of Inventory	3.1	1.8	- 41.9%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	0	1	—	0	4	—
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	2	—	156	96	- 38.5%
Median Sales Price*	—	\$274,900	—	\$188,000	\$275,000	+ 46.3%
Average Sales Price*	—	\$274,900	—	\$188,000	\$341,633	+ 81.7%
Percent of List Price Received*	—	100.0%	—	97.7%	94.2%	- 3.6%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

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

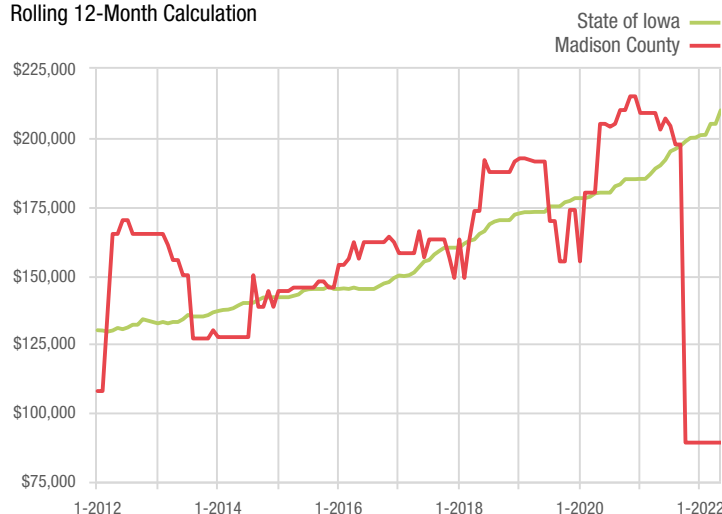
Median Sales Price - Single-Family Detached

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.