

Local Market Update – June 2022

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

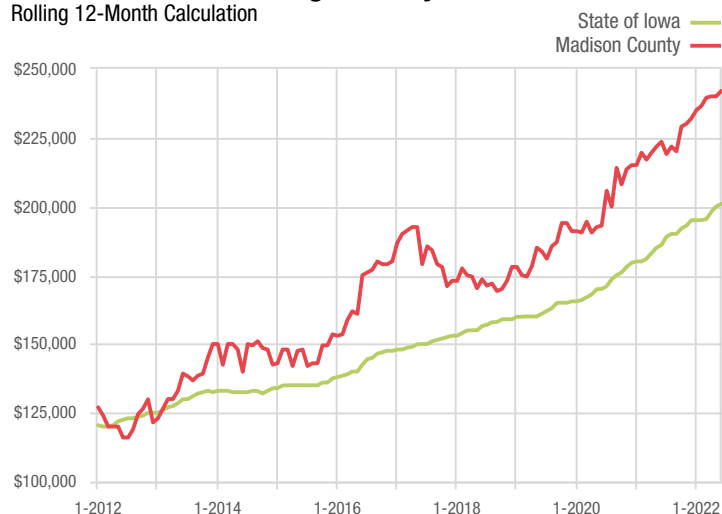
Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	34	35	+ 2.9%	177	154	- 13.0%
Pending Sales	27	28	+ 3.7%	136	139	+ 2.2%
Closed Sales	30	24	- 20.0%	138	108	- 21.7%
Days on Market Until Sale	29	26	- 10.3%	50	27	- 46.0%
Median Sales Price*	\$199,950	\$237,450	+ 18.8%	\$221,750	\$245,000	+ 10.5%
Average Sales Price*	\$257,274	\$281,933	+ 9.6%	\$270,815	\$303,763	+ 12.2%
Percent of List Price Received*	98.2%	99.4%	+ 1.2%	97.2%	98.8%	+ 1.6%
Inventory of Homes for Sale	84	47	- 44.0%	—	—	—
Months Supply of Inventory	3.3	2.0	- 39.4%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	1	1	0.0%	3	3	0.0%
Pending Sales	2	1	- 50.0%	2	5	+ 150.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	6	14	+ 133.3%	81	76	- 6.2%
Median Sales Price*	\$211,000	\$207,400	- 1.7%	\$199,500	\$274,950	+ 37.8%
Average Sales Price*	\$211,000	\$207,400	- 1.7%	\$199,500	\$308,075	+ 54.4%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	97.9%	95.3%	- 2.7%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

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

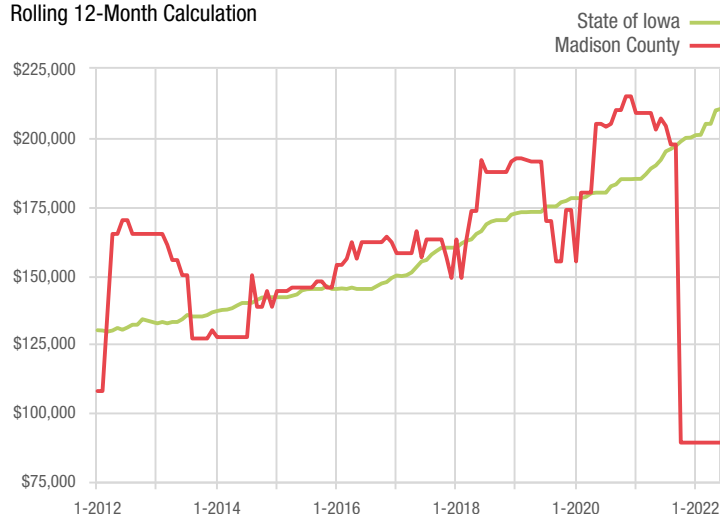
Median Sales Price - Single-Family Detached

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.