

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

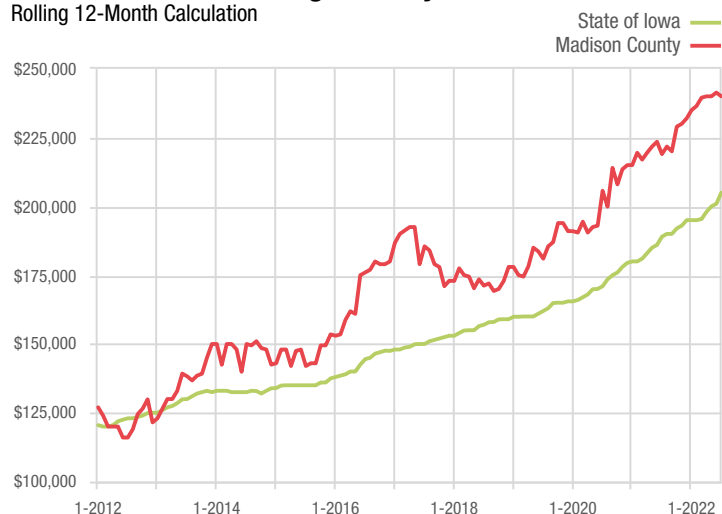
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	26	28	+ 7.7%	203	182	- 10.3%
Pending Sales	36	23	- 36.1%	172	160	- 7.0%
Closed Sales	33	18	- 45.5%	171	127	- 25.7%
Days on Market Until Sale	16	35	+ 118.8%	43	28	- 34.9%
Median Sales Price*	\$215,000	\$177,250	- 17.6%	\$220,000	\$234,900	+ 6.8%
Average Sales Price*	\$266,412	\$221,083	- 17.0%	\$269,966	\$291,306	+ 7.9%
Percent of List Price Received*	99.5%	98.1%	- 1.4%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	69	52	- 24.6%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	0	- 100.0%	4	3	- 25.0%
Pending Sales	0	0	0.0%	2	5	+ 150.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	33	—	—	65	76	+ 16.9%
Median Sales Price*	\$197,500	—	—	\$197,500	\$274,950	+ 39.2%
Average Sales Price*	\$197,500	—	—	\$198,833	\$308,075	+ 54.9%
Percent of List Price Received*	96.3%	—	—	97.4%	95.3%	- 2.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.5	- 61.5%	—	—	—

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

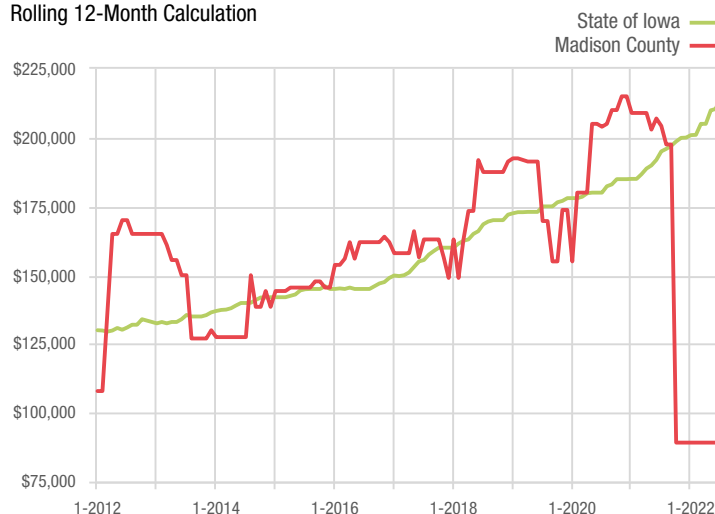
### Median Sales Price - Single-Family Detached

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.