

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

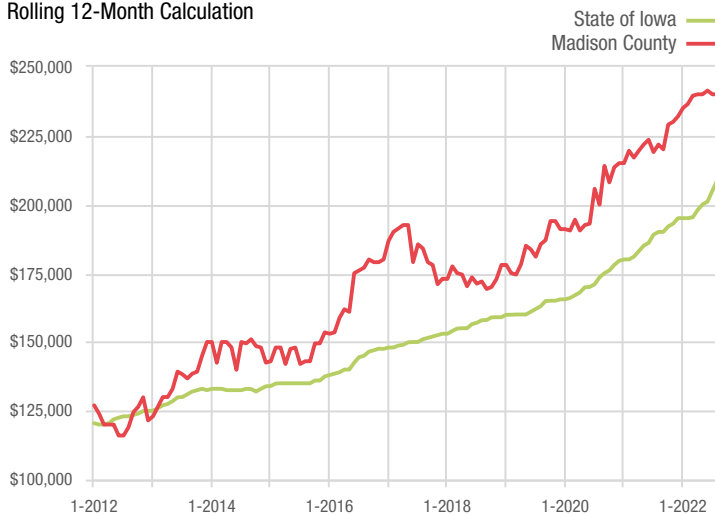
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	24	21	- 12.5%	227	205	- 9.7%
Pending Sales	37	21	- 43.2%	209	180	- 13.9%
Closed Sales	32	27	- 15.6%	203	154	- 24.1%
Days on Market Until Sale	23	15	- 34.8%	40	26	- 35.0%
Median Sales Price*	\$217,000	\$240,000	+ 10.6%	\$219,500	\$237,450	+ 8.2%
Average Sales Price*	\$302,912	\$311,149	+ 2.7%	\$275,022	\$294,785	+ 7.2%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	54	47	- 13.0%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	4	3	- 25.0%
Pending Sales	0	0	0.0%	2	5	+ 150.0%
Closed Sales	0	1	—	3	5	+ 66.7%
Days on Market Until Sale	—	2	—	65	61	- 6.2%
Median Sales Price*	—	\$238,000	—	\$197,500	\$274,900	+ 39.2%
Average Sales Price*	—	\$238,000	—	\$198,833	\$294,060	+ 47.9%
Percent of List Price Received*	—	101.3%	—	97.4%	96.5%	- 0.9%
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.

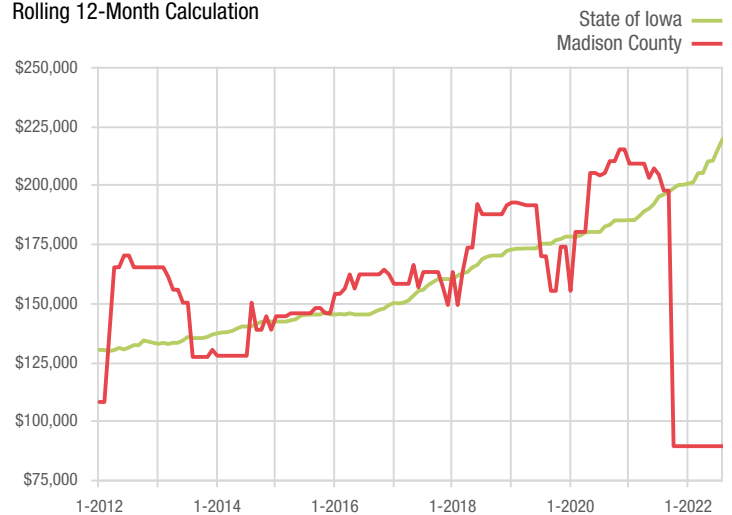
Median Sales Price - Single-Family Detached

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.