

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

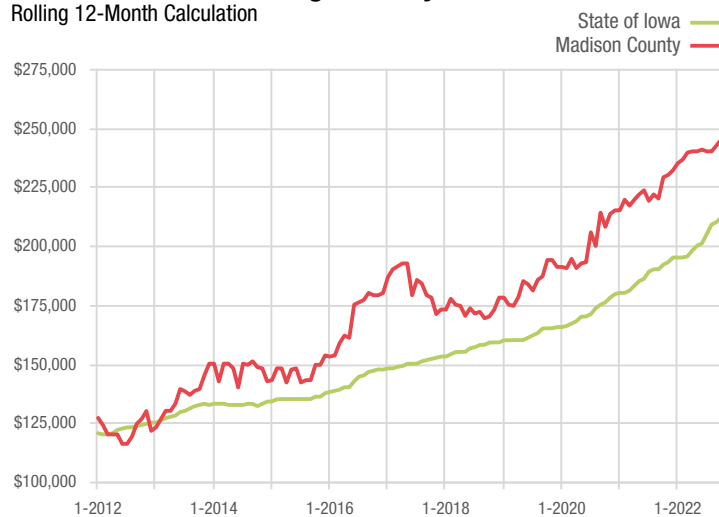
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	23	21	- 8.7%	269	245	- 8.9%
Pending Sales	14	15	+ 7.1%	242	205	- 15.3%
Closed Sales	22	18	- 18.2%	246	189	- 23.2%
Days on Market Until Sale	29	36	+ 24.1%	38	27	- 28.9%
Median Sales Price*	\$227,500	\$233,000	+ 2.4%	\$223,500	\$240,000	+ 7.4%
Average Sales Price*	\$298,836	\$306,217	+ 2.5%	\$275,233	\$303,176	+ 10.2%
Percent of List Price Received*	99.6%	97.4%	- 2.2%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	56	51	- 8.9%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	11	3	- 72.7%
Pending Sales	6	0	- 100.0%	8	6	- 25.0%
Closed Sales	6	0	- 100.0%	9	6	- 33.3%
Days on Market Until Sale	2	—	—	23	52	+ 126.1%
Median Sales Price*	\$89,167	—	—	\$89,167	\$256,450	+ 187.6%
Average Sales Price*	\$89,167	—	—	\$125,722	\$275,050	+ 118.8%
Percent of List Price Received*	93.8%	—	—	95.0%	97.1%	+ 2.2%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

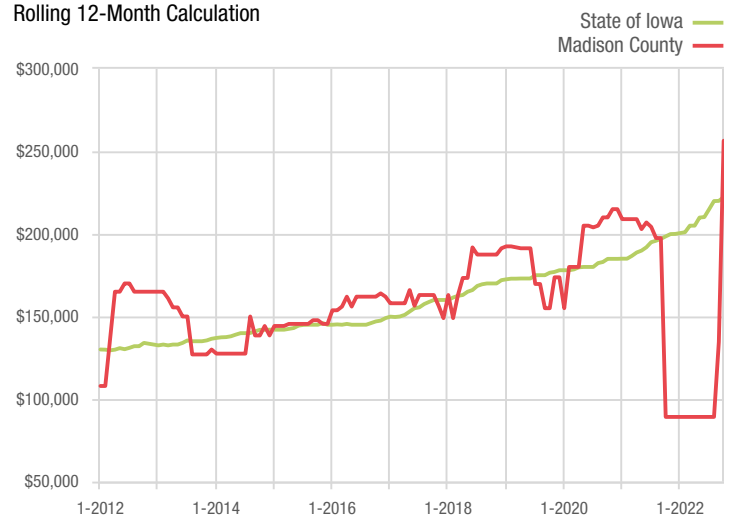
Median Sales Price - Single-Family Detached

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.