

# Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Madison County

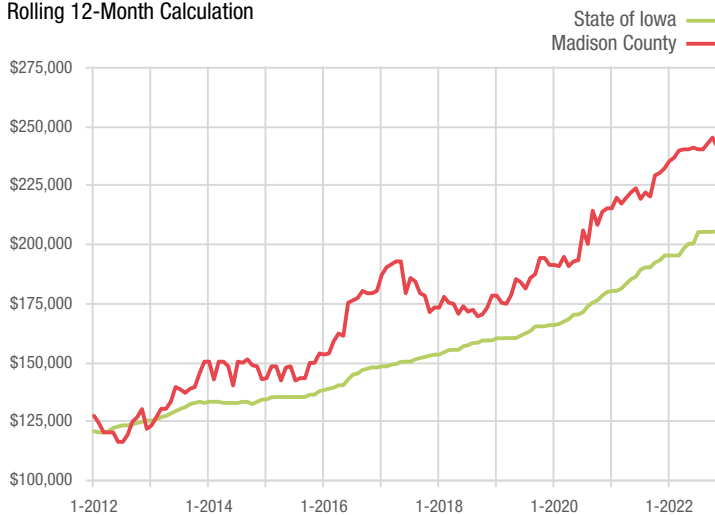
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	23	11	- 52.2%	292	257	- 12.0%
Pending Sales	18	7	- 61.1%	260	213	- 18.1%
Closed Sales	15	12	- 20.0%	261	201	- 23.0%
Days on Market Until Sale	26	30	+ 15.4%	37	27	- 27.0%
Median Sales Price*	\$269,550	<b>\$233,500</b>	- 13.4%	\$227,450	<b>\$240,000</b>	+ 5.5%
Average Sales Price*	\$356,992	<b>\$306,375</b>	- 14.2%	\$279,950	<b>\$303,367</b>	+ 8.4%
Percent of List Price Received*	97.5%	<b>98.2%</b>	+ 0.7%	98.0%	<b>98.8%</b>	+ 0.8%
Inventory of Homes for Sale	60	49	- 18.3%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	11	4	- 63.6%
Pending Sales	0	0	0.0%	8	6	- 25.0%
Closed Sales	0	0	0.0%	9	6	- 33.3%
Days on Market Until Sale	—	—	—	23	52	+ 126.1%
Median Sales Price*	—	—	—	\$89,167	<b>\$256,450</b>	+ 187.6%
Average Sales Price*	—	—	—	\$125,722	<b>\$275,050</b>	+ 118.8%
Percent of List Price Received*	—	—	—	95.0%	<b>97.1%</b>	+ 2.2%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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

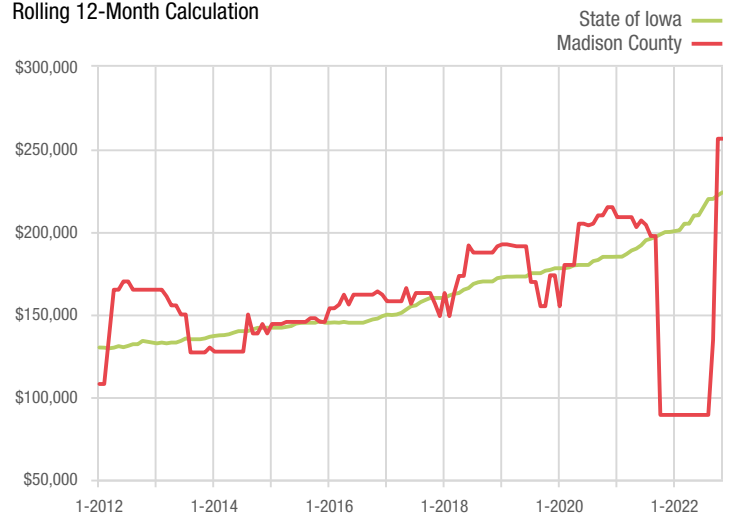
### Median Sales Price - Single-Family Detached

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.