

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

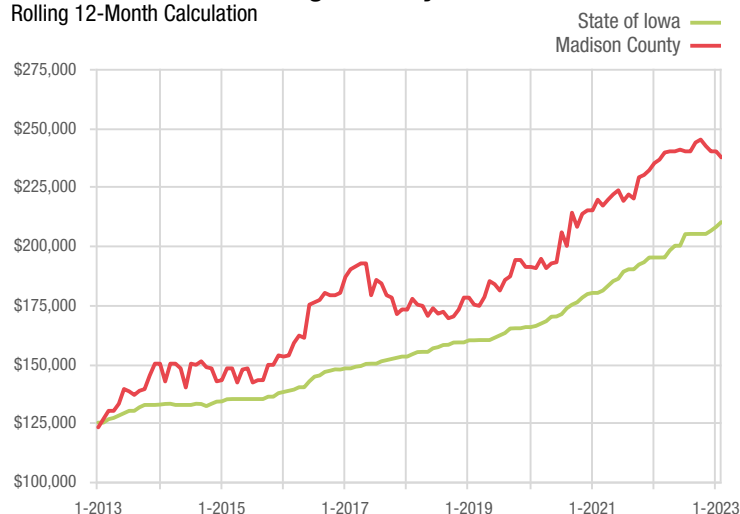
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	19	16	- 15.8%	38	33	- 13.2%
Pending Sales	12	13	+ 8.3%	34	28	- 17.6%
Closed Sales	11	10	- 9.1%	33	16	- 51.5%
Days on Market Until Sale	43	68	+ 58.1%	41	47	+ 14.6%
Median Sales Price*	\$282,000	\$179,000	- 36.5%	\$245,000	\$194,950	- 20.4%
Average Sales Price*	\$325,636	\$291,090	- 10.6%	\$323,270	\$362,554	+ 12.2%
Percent of List Price Received*	96.9%	95.8%	- 1.1%	97.2%	96.1%	- 1.1%
Inventory of Homes for Sale	46	40	- 13.0%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	0	1	—
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	68	—	144	68	- 52.8%
Median Sales Price*	—	\$210,500	—	\$475,000	\$210,500	- 55.7%
Average Sales Price*	—	\$210,500	—	\$475,000	\$210,500	- 55.7%
Percent of List Price Received*	—	95.7%	—	82.6%	95.7%	+ 15.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.4	0.8	+ 100.0%	—	—	—

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

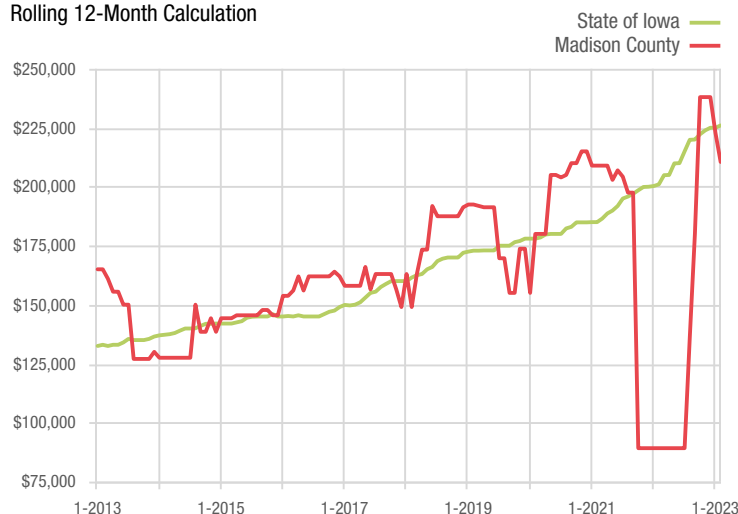
Median Sales Price - Single-Family Detached

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.