

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

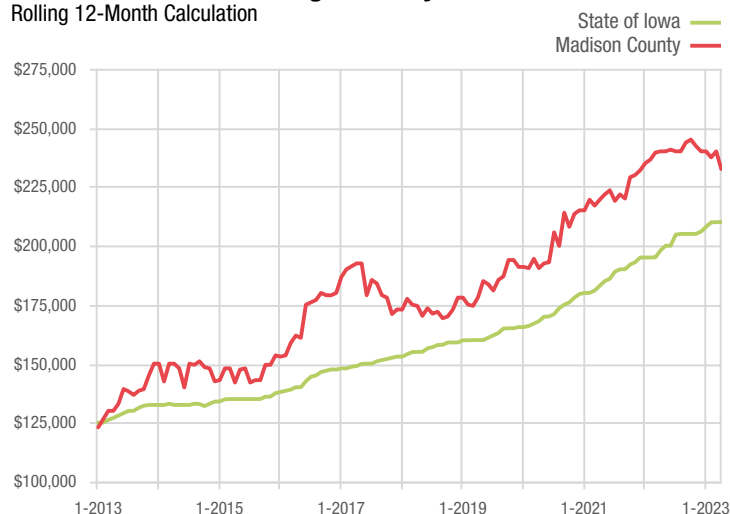
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	27	22	- 18.5%	93	74	- 20.4%
Pending Sales	32	21	- 34.4%	85	63	- 25.9%
Closed Sales	22	12	- 45.5%	71	41	- 42.3%
Days on Market Until Sale	19	49	+ 157.9%	30	66	+ 120.0%
Median Sales Price*	\$267,450	\$216,200	- 19.2%	\$259,900	\$255,000	- 1.9%
Average Sales Price*	\$337,850	\$265,288	- 21.5%	\$320,290	\$323,537	+ 1.0%
Percent of List Price Received*	99.8%	95.0%	- 4.8%	98.5%	94.3%	- 4.3%
Inventory of Homes for Sale	45	39	- 13.3%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	18	—	144	43	- 70.1%
Median Sales Price*	—	\$239,000	—	\$375,000	\$224,750	- 40.1%
Average Sales Price*	—	\$239,000	—	\$375,000	\$224,750	- 40.1%
Percent of List Price Received*	—	100.0%	—	91.3%	97.9%	+ 7.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.7	+ 240.0%	—	—	—

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

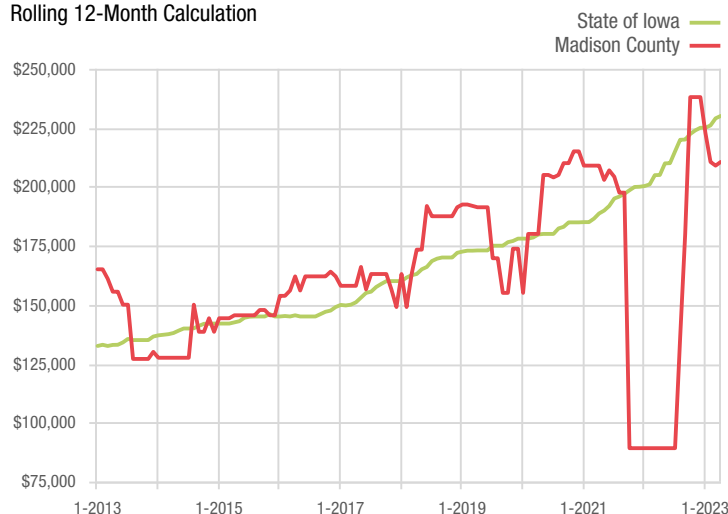
Median Sales Price - Single-Family Detached

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.