

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

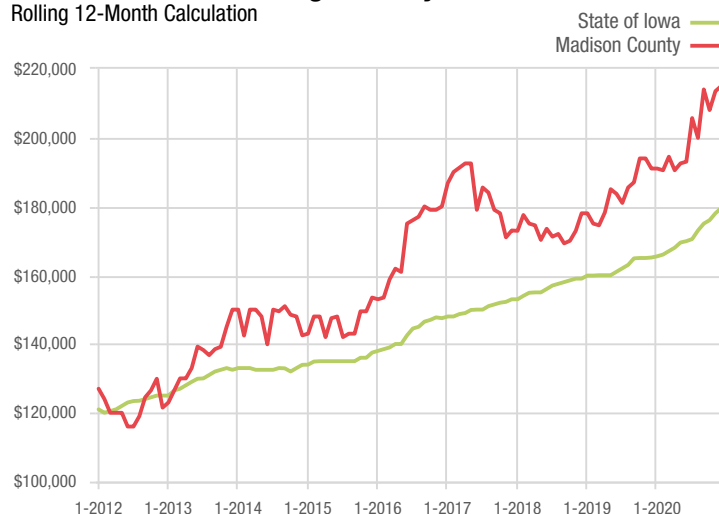
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	16	+ 300.0%	316	317	+ 0.3%
Pending Sales	18	22	+ 22.2%	247	278	+ 12.6%
Closed Sales	22	16	- 27.3%	245	265	+ 8.2%
Days on Market Until Sale	63	21	- 66.7%	65	60	- 7.7%
Median Sales Price*	\$237,500	\$324,000	+ 36.4%	\$191,000	\$215,000	+ 12.6%
Average Sales Price*	\$287,494	\$331,250	+ 15.2%	\$229,302	\$247,851	+ 8.1%
Percent of List Price Received*	96.5%	99.4%	+ 3.0%	97.2%	98.0%	+ 0.8%
Inventory of Homes for Sale	78	56	- 28.2%	—	—	—
Months Supply of Inventory	3.8	2.4	- 36.8%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	4	5	+ 25.0%
Closed Sales	0	0	0.0%	4	5	+ 25.0%
Days on Market Until Sale	—	—	—	30	63	+ 110.0%
Median Sales Price*	—	—	—	\$173,733	\$215,000	+ 23.8%
Average Sales Price*	—	—	—	\$174,841	\$205,880	+ 17.8%
Percent of List Price Received*	—	—	—	98.3%	99.4%	+ 1.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

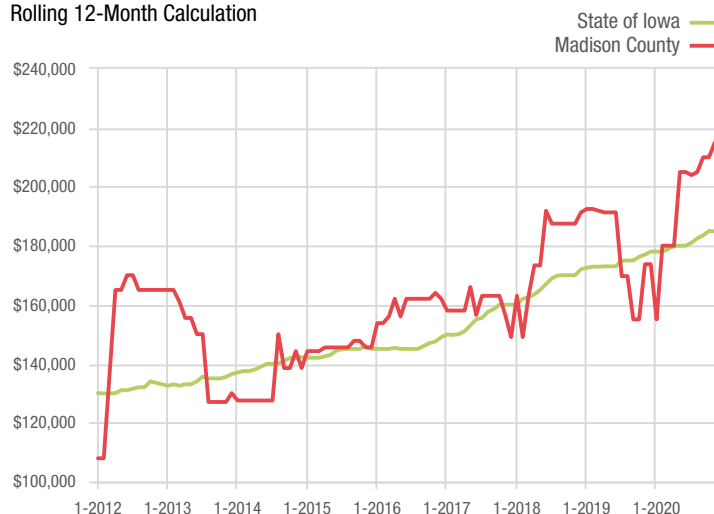
Median Sales Price - Single-Family Detached

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.