

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

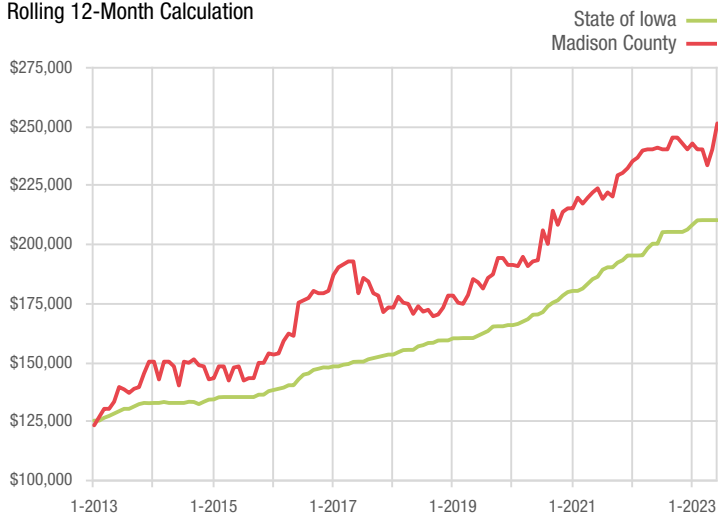
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	34	23	- 32.4%	153	133	- 13.1%
Pending Sales	26	18	- 30.8%	136	104	- 23.5%
Closed Sales	26	19	- 26.9%	110	81	- 26.4%
Days on Market Until Sale	26	40	+ 53.8%	27	53	+ 96.3%
Median Sales Price*	\$229,950	\$252,500	+ 9.8%	\$243,500	\$268,000	+ 10.1%
Average Sales Price*	\$275,208	\$348,271	+ 26.5%	\$301,776	\$343,384	+ 13.8%
Percent of List Price Received*	99.5%	98.1%	- 1.4%	98.8%	96.0%	- 2.8%
Inventory of Homes for Sale	47	53	+ 12.8%	—	—	—
Months Supply of Inventory	2.0	3.4	+ 70.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Pending Sales	2	0	- 100.0%	6	3	- 50.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	14	—	—	76	38	- 50.0%
Median Sales Price*	\$207,400	—	—	\$274,950	\$210,500	- 23.4%
Average Sales Price*	\$207,400	—	—	\$308,075	\$212,500	- 31.0%
Percent of List Price Received*	98.8%	—	—	95.3%	98.6%	+ 3.5%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	3.0	+ 500.0%	—	—	—

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

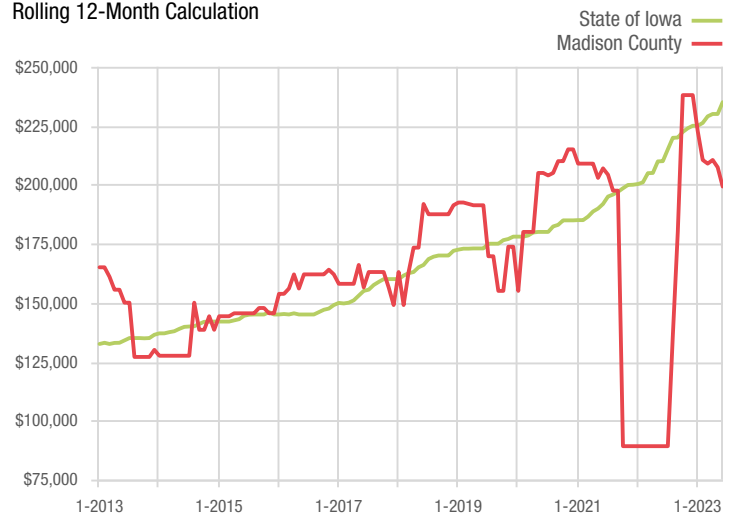
Median Sales Price - Single-Family Detached

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.