

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	21	21	0.0%	200	213	+ 6.5%
Pending Sales	16	12	- 25.0%	154	150	- 2.6%
Closed Sales	18	17	- 5.6%	143	143	0.0%
Days on Market Until Sale	35	93	+ 165.7%	49	57	+ 16.3%
Median Sales Price*	\$322,500	\$252,000	- 21.9%	\$265,000	\$283,500	+ 7.0%
Average Sales Price*	\$388,607	\$274,294	- 29.4%	\$321,481	\$411,351	+ 28.0%
Percent of List Price Received*	97.6%	96.3%	- 1.3%	96.7%	97.2%	+ 0.5%
Inventory of Homes for Sale	56	63	+ 12.5%	—	—	—
Months Supply of Inventory	3.7	4.1	+ 10.8%	—	—	—

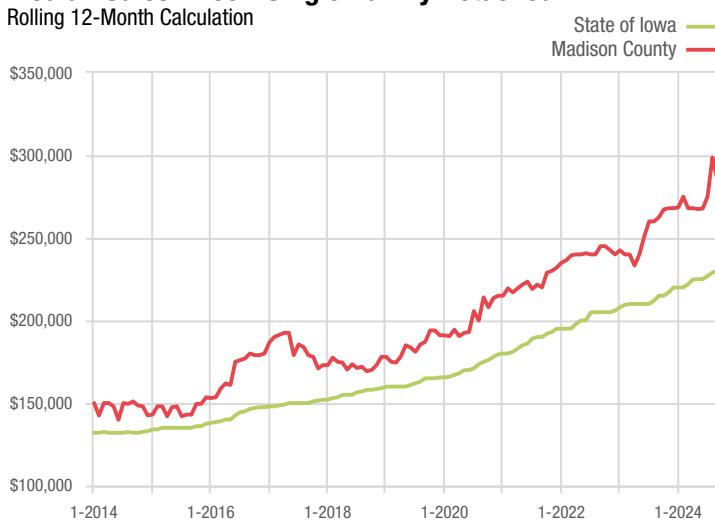
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	2	0	- 100.0%	11	17	+ 54.5%
Pending Sales	1	0	- 100.0%	11	8	- 27.3%
Closed Sales	4	0	- 100.0%	8	6	- 25.0%
Days on Market Until Sale	36	—	—	44	6	- 86.4%
Median Sales Price*	\$194,500	—	—	\$194,500	\$236,250	+ 21.5%
Average Sales Price*	\$206,250	—	—	\$206,438	\$241,333	+ 16.9%
Percent of List Price Received*	100.0%	—	—	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.8	+ 60.0%	—	—	—

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

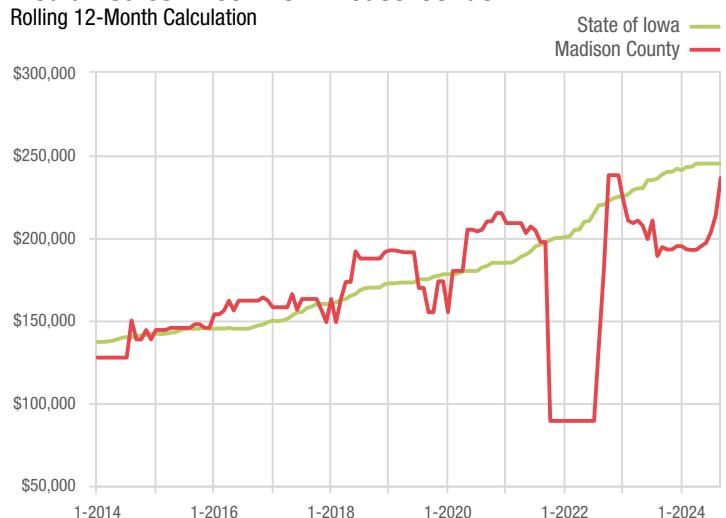
Median Sales Price - Single-Family Detached

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.