

Madison County, IA

County · IA · Iowa

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+31.1%

1-YR CHANGE

207

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

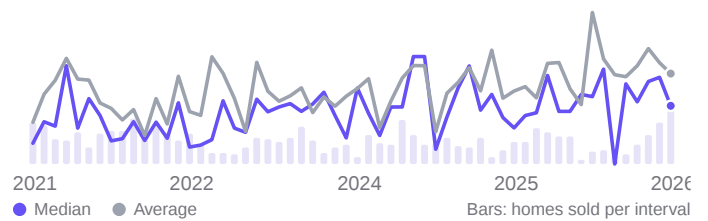
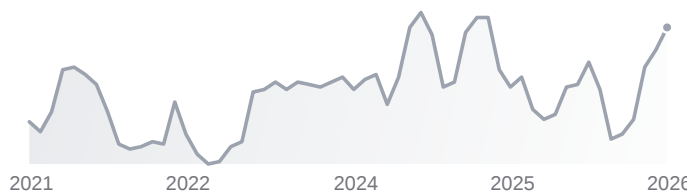
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$263K · Average \$339K

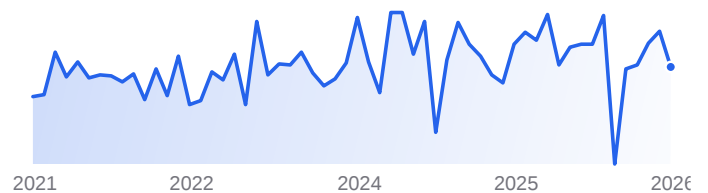
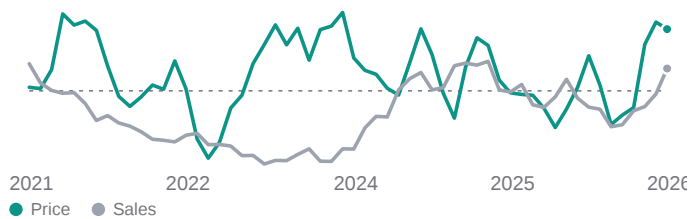


Growth (year over year)

Price +31.1% · Sales +11.3%

Price per square foot

\$171/ft²

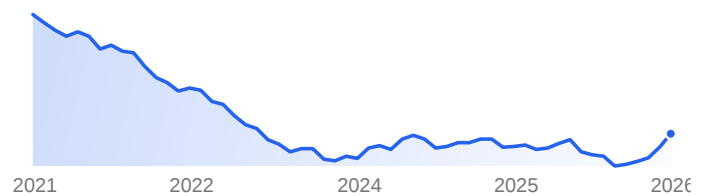
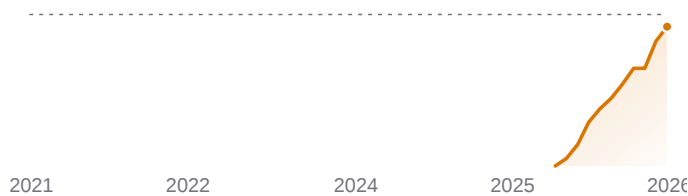


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

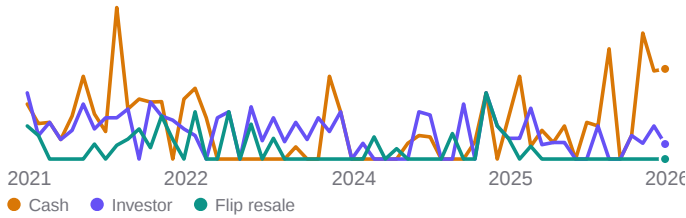
3.0%



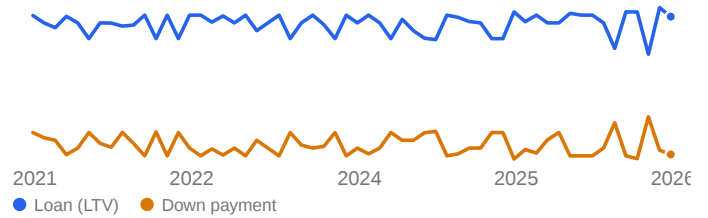
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 4.5% · Flip resale 0%

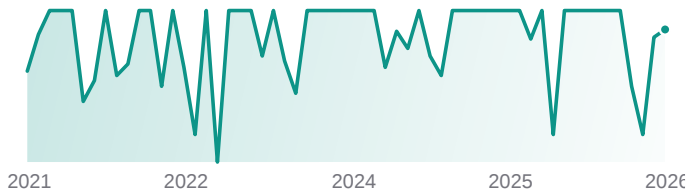


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.0%



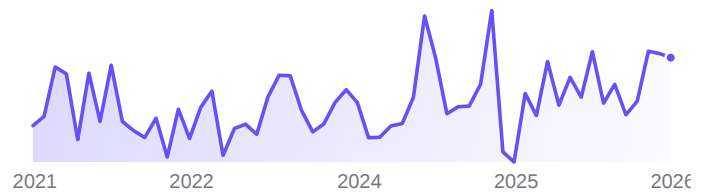
Sellers who sold at a gain

96%



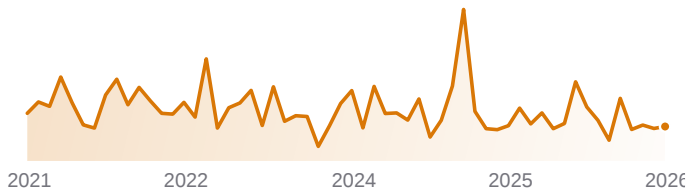
Typical hold before selling

6.8 yrs



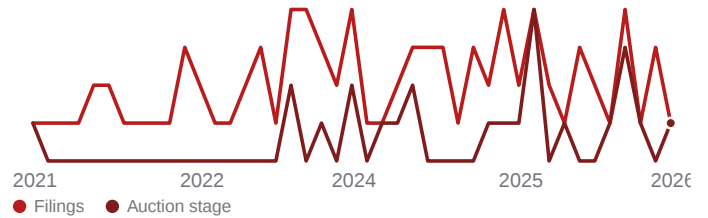
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,952
Median value (AVM)	\$336K
Median size	1,541 ft²
Median bedrooms	3
Median year built	1978
Single family	66%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	4.1%
Owner occupied	86%
Company owned	17%
Median loan-to-value	48%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	17,253
Density	31 / mi²
Median household income	\$88K
Average household income	\$101K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	155
Earthquake index (US avg 100)	15
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	5.5%
Unemployment	1.0%
Average temp	50°F
Annual precip	35 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.