

Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

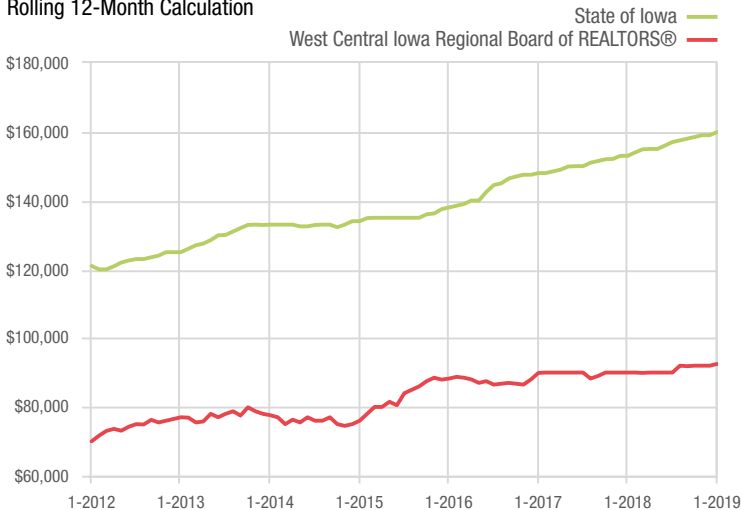
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	103	118	+ 14.6%	103	118	+ 14.6%
Pending Sales	92	77	- 16.3%	92	77	- 16.3%
Closed Sales	94	65	- 30.9%	94	65	- 30.9%
Days on Market Until Sale	106	131	+ 23.6%	106	131	+ 23.6%
Median Sales Price*	\$83,000	\$79,000	- 4.8%	\$83,000	\$79,000	- 4.8%
Average Sales Price*	\$99,501	\$112,850	+ 13.4%	\$99,501	\$112,850	+ 13.4%
Percent of List Price Received*	92.2%	92.2%	0.0%	92.2%	92.2%	0.0%
Inventory of Homes for Sale	666	698	+ 4.8%	—	—	—
Months Supply of Inventory	5.1	5.5	+ 7.8%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	5	2	- 60.0%	5	2	- 60.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	8	126	+ 1,475.0%	8	126	+ 1,475.0%
Median Sales Price*	\$254,500	\$53,450	- 79.0%	\$254,500	\$53,450	- 79.0%
Average Sales Price*	\$254,500	\$75,225	- 70.4%	\$254,500	\$75,225	- 70.4%
Percent of List Price Received*	98.8%	97.3%	- 1.5%	98.8%	97.3%	- 1.5%
Inventory of Homes for Sale	72	44	- 38.9%	—	—	—
Months Supply of Inventory	21.1	11.7	- 44.5%	—	—	—

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

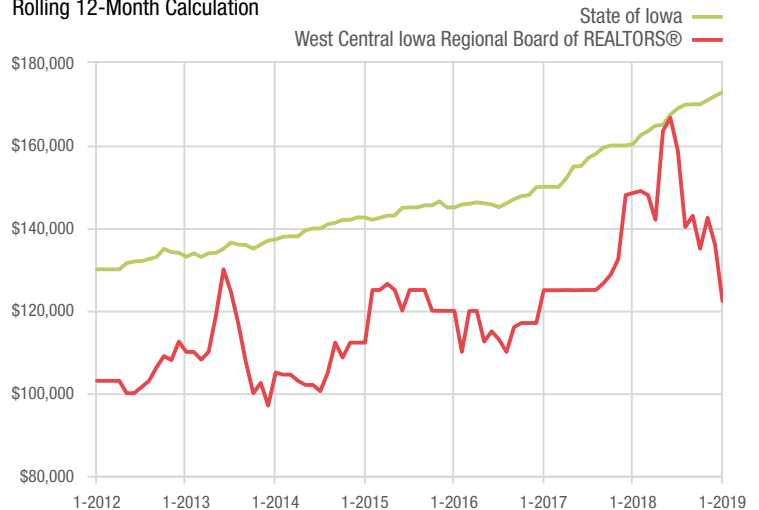
Median Sales Price - Single-Family Detached

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.