

Local Market Update – February 2019

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



Benton County

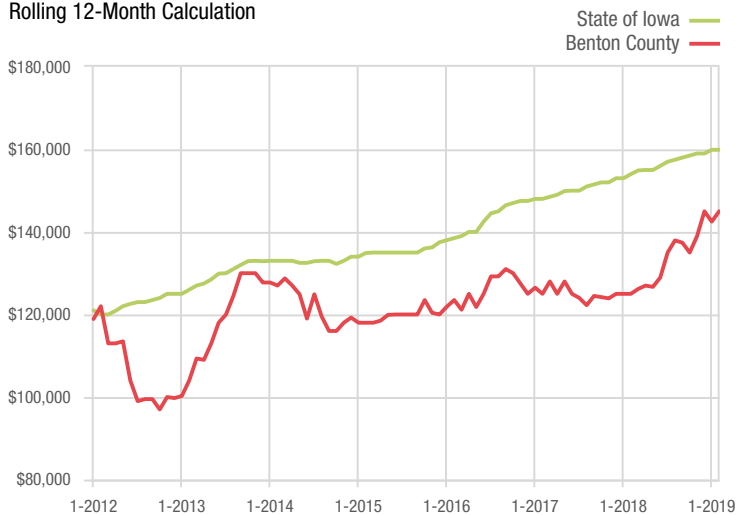
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	17	15	- 11.8%	40	38	- 5.0%
Pending Sales	20	14	- 30.0%	35	38	+ 8.6%
Closed Sales	16	20	+ 25.0%	31	33	+ 6.5%
Days on Market Until Sale	93	70	- 24.7%	110	70	- 36.4%
Median Sales Price*	\$145,000	\$175,000	+ 20.7%	\$145,000	\$147,000	+ 1.4%
Average Sales Price*	\$161,775	\$183,280	+ 13.3%	\$162,955	\$159,591	- 2.1%
Percent of List Price Received*	93.5%	96.4%	+ 3.1%	94.7%	94.1%	- 0.6%
Inventory of Homes for Sale	49	53	+ 8.2%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	3	1	- 66.7%	5	1	- 80.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	0	0.0%	0	3	—
Days on Market Until Sale	—	—	—	—	101	—
Median Sales Price*	—	—	—	—	\$217,900	—
Average Sales Price*	—	—	—	—	\$172,915	—
Percent of List Price Received*	—	—	—	—	99.1%	—
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	10.5	7.3	- 30.5%	—	—	—

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

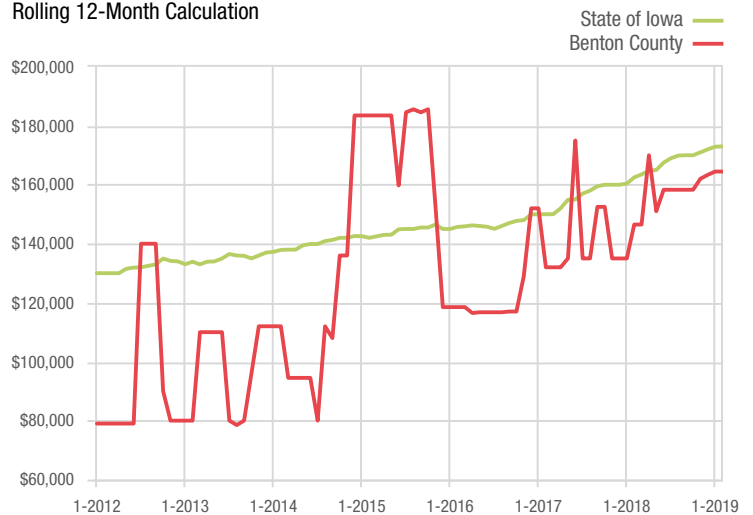
Median Sales Price - Single-Family Detached

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.