

Local Market Update – February 2019

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



Black Hawk County

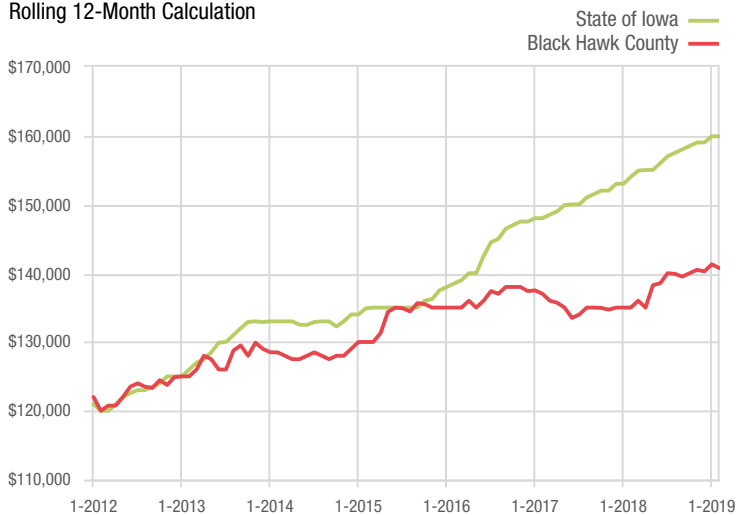
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	158	114	- 27.8%	324	251	- 22.5%
Pending Sales	138	118	- 14.5%	257	227	- 11.7%
Closed Sales	83	99	+ 19.3%	149	168	+ 12.8%
Days on Market Until Sale	66	68	+ 3.0%	66	64	- 3.0%
Median Sales Price*	\$114,000	\$124,500	+ 9.2%	\$124,000	\$129,250	+ 4.2%
Average Sales Price*	\$137,735	\$135,621	- 1.5%	\$142,002	\$151,328	+ 6.6%
Percent of List Price Received*	94.9%	96.0%	+ 1.2%	94.7%	96.5%	+ 1.9%
Inventory of Homes for Sale	411	323	- 21.4%	—	—	—
Months Supply of Inventory	2.9	2.4	- 17.2%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	14	11	- 21.4%	26	29	+ 11.5%
Pending Sales	11	11	0.0%	16	21	+ 31.3%
Closed Sales	5	7	+ 40.0%	14	12	- 14.3%
Days on Market Until Sale	65	54	- 16.9%	53	55	+ 3.8%
Median Sales Price*	\$182,000	\$130,900	- 28.1%	\$156,900	\$134,450	- 14.3%
Average Sales Price*	\$178,580	\$142,743	- 20.1%	\$179,043	\$151,842	- 15.2%
Percent of List Price Received*	97.5%	98.2%	+ 0.7%	96.8%	98.4%	+ 1.7%
Inventory of Homes for Sale	46	40	- 13.0%	—	—	—
Months Supply of Inventory	3.2	3.5	+ 9.4%	—	—	—

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

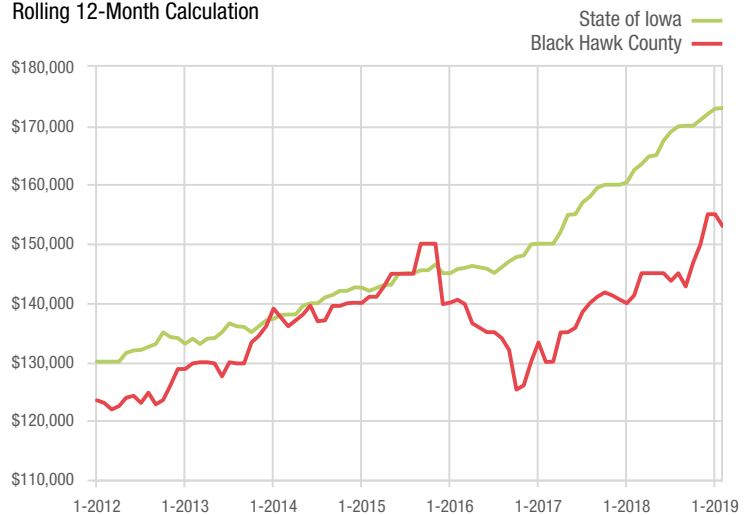
Median Sales Price - Single-Family Detached

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.