

Local Market Update – February 2019

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



Fourth Congressional District

Includes Audubon, Boone, Buena Vista, Butler, Calhoun, Carroll, Cerro Gordo, Cherokee, Chickasaw, Clay, Crawford, Dickinson, Emmet, Floyd, Franklin, Greene, Grundy, Hamilton, Hancock, Hardin, Harrison, Humboldt, Ida, Kossuth, Lyon, Monona, O'Brien, Osceola, Palo Alto, Plymouth, Pocahontas, Sac, Shelby, Sioux, Story, Webster, Winnebago, Woodbury and Wright Counties

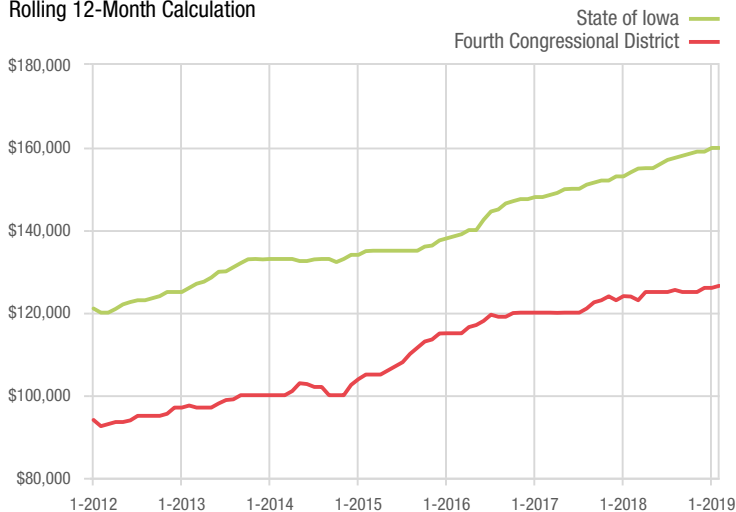
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	531	566	+ 6.6%	1,092	1,216	+ 11.4%
Pending Sales	408	433	+ 6.1%	831	826	- 0.6%
Closed Sales	296	344	+ 16.2%	687	664	- 3.3%
Days on Market Until Sale	90	83	- 7.8%	86	84	- 2.3%
Median Sales Price*	\$105,000	\$125,000	+ 19.0%	\$118,250	\$123,000	+ 4.0%
Average Sales Price*	\$127,742	\$136,108	+ 6.5%	\$149,417	\$143,047	- 4.3%
Percent of List Price Received*	94.2%	94.7%	+ 0.5%	94.7%	94.0%	- 0.7%
Inventory of Homes for Sale	2,229	2,527	+ 13.4%	—	—	—
Months Supply of Inventory	3.9	4.1	+ 5.1%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	67	75	+ 11.9%	137	136	- 0.7%
Pending Sales	41	46	+ 12.2%	71	77	+ 8.5%
Closed Sales	32	40	+ 25.0%	62	57	- 8.1%
Days on Market Until Sale	115	111	- 3.5%	103	104	+ 1.0%
Median Sales Price*	\$192,125	\$181,000	- 5.8%	\$192,625	\$160,000	- 16.9%
Average Sales Price*	\$221,915	\$208,623	- 6.0%	\$223,174	\$203,944	- 8.6%
Percent of List Price Received*	98.0%	94.5%	- 3.6%	97.7%	94.9%	- 2.9%
Inventory of Homes for Sale	352	339	- 3.7%	—	—	—
Months Supply of Inventory	7.7	5.5	- 28.6%	—	—	—

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

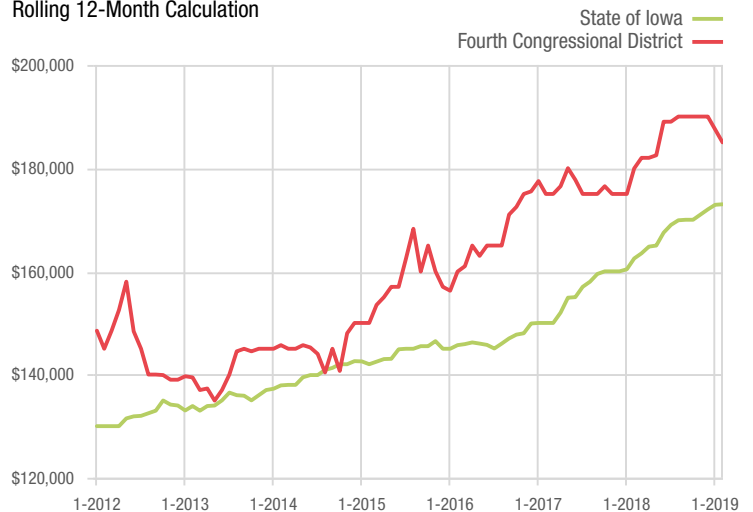
Median Sales Price - Single-Family Detached

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.