

Local Market Update – February 2019

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



Henry County

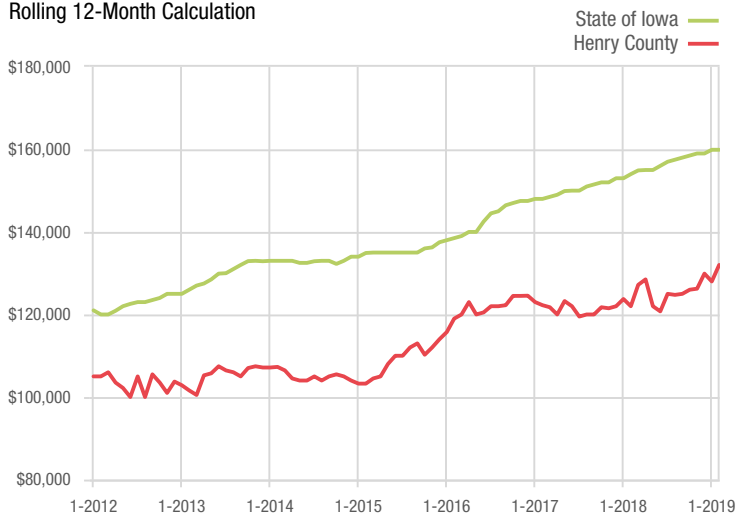
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	40	31	- 22.5%	87	61	- 29.9%
Pending Sales	41	26	- 36.6%	75	55	- 26.7%
Closed Sales	26	28	+ 7.7%	51	51	0.0%
Days on Market Until Sale	67	66	- 1.5%	57	98	+ 71.9%
Median Sales Price*	\$98,750	\$151,500	+ 53.4%	\$115,000	\$139,000	+ 20.9%
Average Sales Price*	\$119,631	\$162,989	+ 36.2%	\$135,102	\$144,478	+ 6.9%
Percent of List Price Received*	92.5%	96.3%	+ 4.1%	93.6%	93.7%	+ 0.1%
Inventory of Homes for Sale	153	134	- 12.4%	—	—	—
Months Supply of Inventory	3.6	3.0	- 16.7%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	3	—	1	4	+ 300.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	4.3	+ 760.0%	—	—	—

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

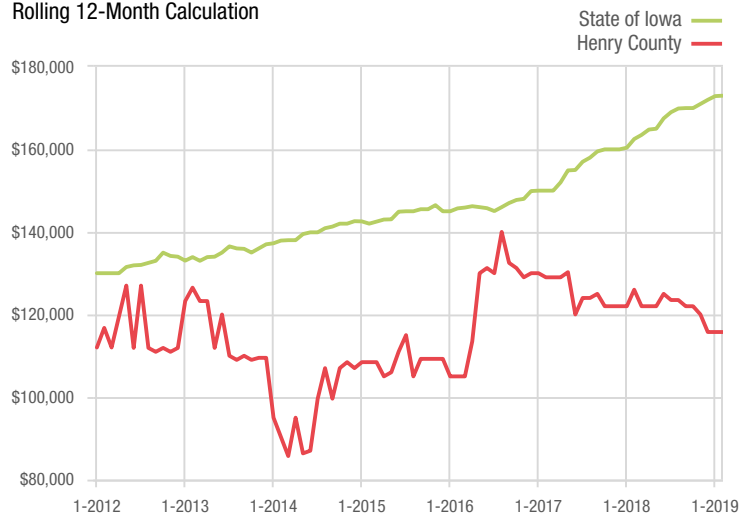
Median Sales Price - Single-Family Detached

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.