

Local Market Update – February 2019

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



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

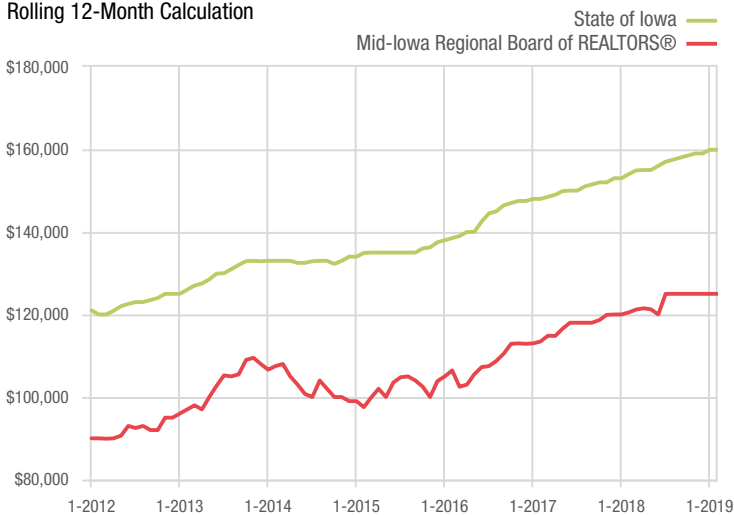
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	130	85	- 34.6%	236	185	- 21.6%
Pending Sales	107	71	- 33.6%	188	152	- 19.1%
Closed Sales	78	65	- 16.7%	143	140	- 2.1%
Days on Market Until Sale	91	74	- 18.7%	85	86	+ 1.2%
Median Sales Price*	\$99,823	\$129,900	+ 30.1%	\$104,500	\$121,500	+ 16.3%
Average Sales Price*	\$125,856	\$147,994	+ 17.6%	\$126,628	\$135,703	+ 7.2%
Percent of List Price Received*	93.0%	95.6%	+ 2.8%	93.7%	94.5%	+ 0.9%
Inventory of Homes for Sale	388	362	- 6.7%	—	—	—
Months Supply of Inventory	3.4	3.2	- 5.9%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	5	2	- 60.0%	10	4	- 60.0%
Pending Sales	2	1	- 50.0%	6	3	- 50.0%
Closed Sales	3	2	- 33.3%	4	5	+ 25.0%
Days on Market Until Sale	72	95	+ 31.9%	76	98	+ 28.9%
Median Sales Price*	\$335,000	\$131,750	- 60.7%	\$263,000	\$136,500	- 48.1%
Average Sales Price*	\$287,000	\$131,750	- 54.1%	\$247,625	\$156,449	- 36.8%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	28	24	- 14.3%	—	—	—
Months Supply of Inventory	5.6	5.3	- 5.4%	—	—	—

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

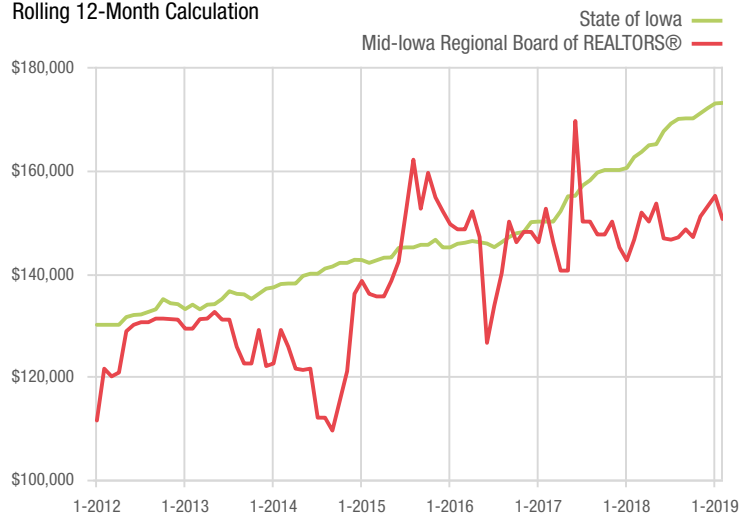
Median Sales Price - Single-Family Detached

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.