

Local Market Update – February 2019

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



Montgomery County

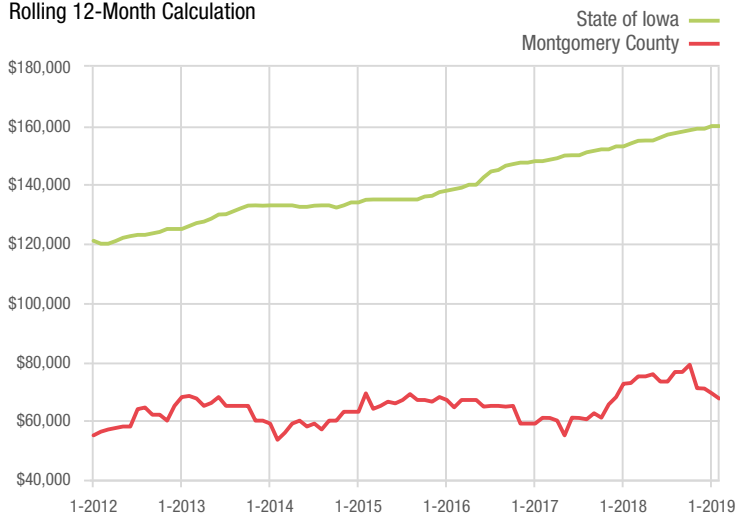
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	6	5	- 16.7%	14	9	- 35.7%
Pending Sales	5	9	+ 80.0%	12	15	+ 25.0%
Closed Sales	15	4	- 73.3%	22	9	- 59.1%
Days on Market Until Sale	68	150	+ 120.6%	92	120	+ 30.4%
Median Sales Price*	\$79,900	\$129,250	+ 61.8%	\$89,375	\$91,000	+ 1.8%
Average Sales Price*	\$91,193	\$135,875	+ 49.0%	\$98,064	\$100,322	+ 2.3%
Percent of List Price Received*	95.8%	91.2%	- 4.8%	94.6%	101.8%	+ 7.6%
Inventory of Homes for Sale	44	42	- 4.5%	—	—	—
Months Supply of Inventory	4.6	4.1	- 10.9%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
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	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

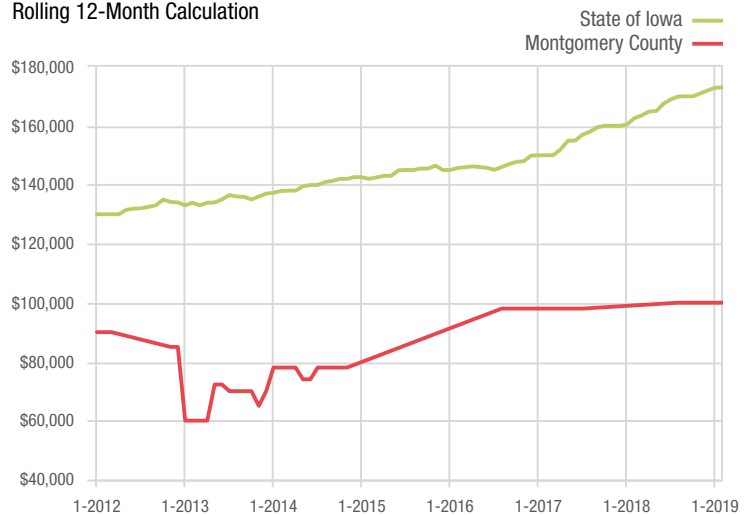
Median Sales Price - Single-Family Detached

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.