

Local Market Update – February 2019

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



Palo Alto County

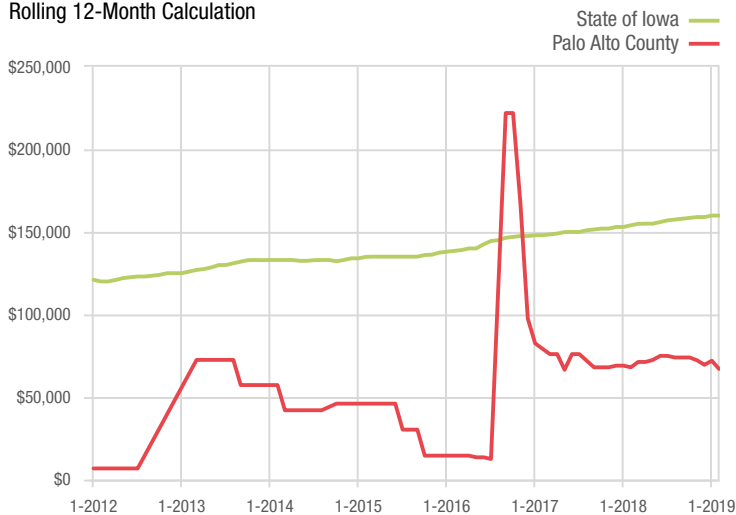
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	4	6	+ 50.0%	17	12	- 29.4%
Pending Sales	1	2	+ 100.0%	2	6	+ 200.0%
Closed Sales	0	2	—	1	6	+ 500.0%
Days on Market Until Sale	—	49	—	9	108	+ 1,100.0%
Median Sales Price*	—	\$27,375	—	\$52,500	\$33,250	- 36.7%
Average Sales Price*	—	\$27,375	—	\$52,500	\$58,333	+ 11.1%
Percent of List Price Received*	—	72.5%	—	95.6%	84.2%	- 11.9%
Inventory of Homes for Sale	26	36	+ 38.5%	—	—	—
Months Supply of Inventory	13.8	8.3	- 39.9%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	2	1	- 50.0%	5	3	- 40.0%
Pending Sales	0	2	—	2	4	+ 100.0%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Days on Market Until Sale	132	82	- 37.9%	92	82	- 10.9%
Median Sales Price*	\$245,500	\$118,000	- 51.9%	\$160,000	\$118,000	- 26.3%
Average Sales Price*	\$245,500	\$118,000	- 51.9%	\$156,833	\$118,000	- 24.8%
Percent of List Price Received*	90.9%	91.1%	+ 0.2%	89.0%	91.1%	+ 2.4%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	5.0	2.8	- 44.0%	—	—	—

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

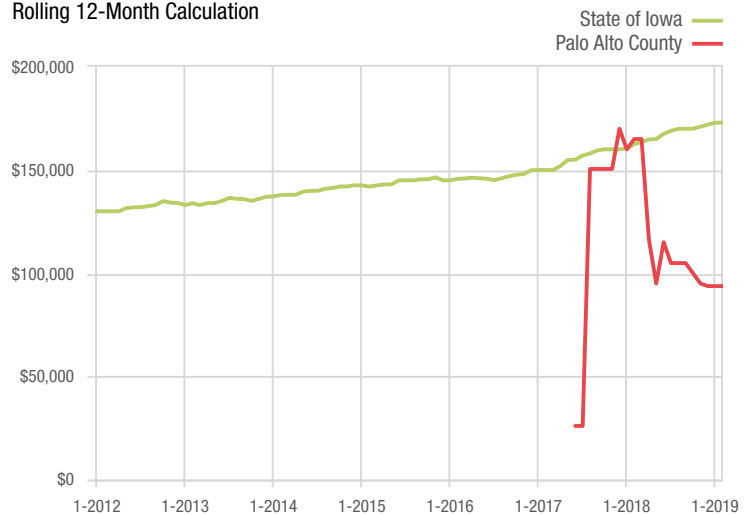
Median Sales Price - Single-Family Detached

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.