

Local Market Update – February 2019

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



Wapello County

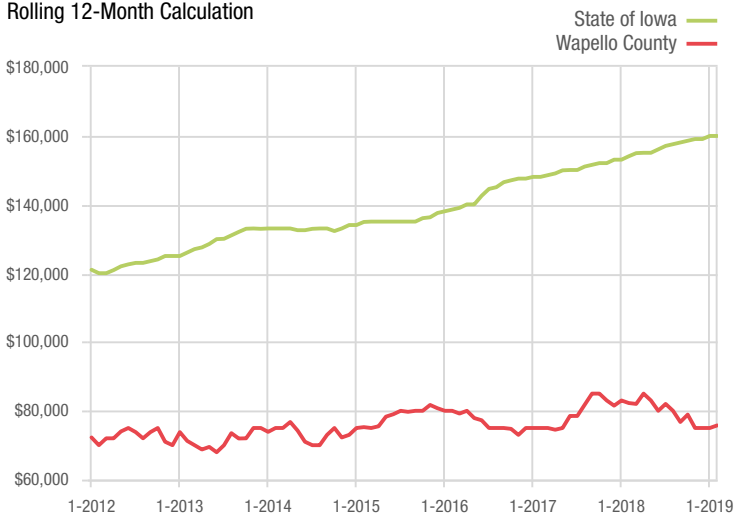
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	46	13	- 71.7%	78	45	- 42.3%
Pending Sales	32	22	- 31.3%	56	36	- 35.7%
Closed Sales	22	14	- 36.4%	53	30	- 43.4%
Days on Market Until Sale	83	66	- 20.5%	93	71	- 23.7%
Median Sales Price*	\$60,500	\$83,250	+ 37.6%	\$75,000	\$76,000	+ 1.3%
Average Sales Price*	\$73,038	\$81,536	+ 11.6%	\$102,728	\$85,528	- 16.7%
Percent of List Price Received*	90.8%	94.1%	+ 3.6%	92.9%	91.5%	- 1.5%
Inventory of Homes for Sale	130	116	- 10.8%	—	—	—
Months Supply of Inventory	4.3	4.5	+ 4.7%	—	—	—

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	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	60	—	—	60	—
Median Sales Price*	—	\$67,500	—	—	\$67,500	—
Average Sales Price*	—	\$67,500	—	—	\$67,500	—
Percent of List Price Received*	—	84.5%	—	—	84.5%	—
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.3	4.0	+ 207.7%	—	—	—

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

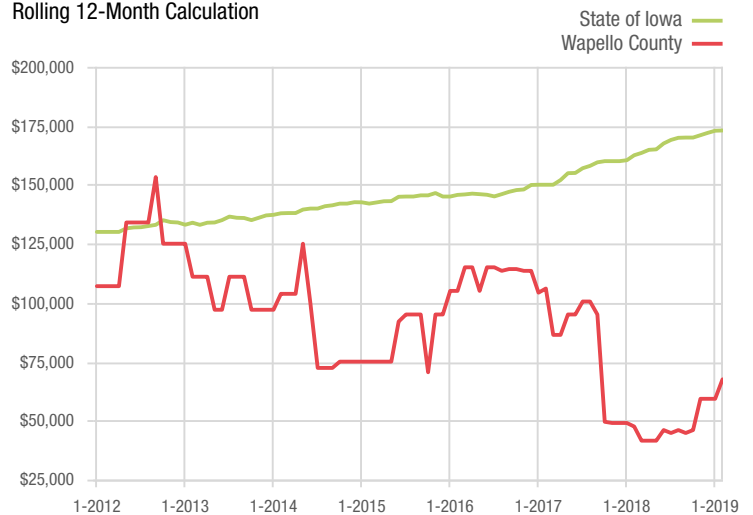
Median Sales Price - Single-Family Detached

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.