

Local Market Update – February 2019

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



Washington County

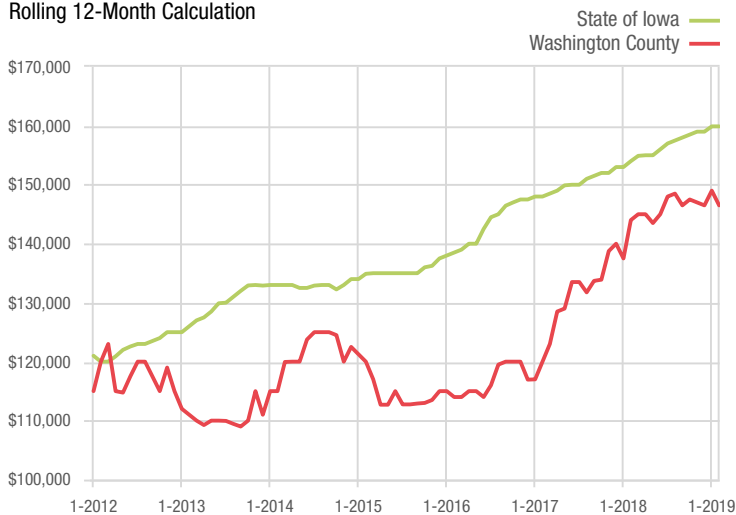
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	18	20	+ 11.1%	40	49	+ 22.5%
Pending Sales	14	13	- 7.1%	25	27	+ 8.0%
Closed Sales	12	15	+ 25.0%	21	27	+ 28.6%
Days on Market Until Sale	48	90	+ 87.5%	62	68	+ 9.7%
Median Sales Price*	\$211,000	\$142,000	- 32.7%	\$157,500	\$155,000	- 1.6%
Average Sales Price*	\$215,167	\$146,253	- 32.0%	\$164,071	\$159,215	- 3.0%
Percent of List Price Received*	97.3%	93.8%	- 3.6%	95.8%	95.1%	- 0.7%
Inventory of Homes for Sale	51	80	+ 56.9%	—	—	—
Months Supply of Inventory	2.4	3.7	+ 54.2%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1	2	+ 100.0%	1	6	+ 500.0%
Pending Sales	2	2	0.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	269	107	- 60.2%	269	107	- 60.2%
Median Sales Price*	\$250,000	\$234,500	- 6.2%	\$250,000	\$234,500	- 6.2%
Average Sales Price*	\$250,000	\$234,500	- 6.2%	\$250,000	\$234,500	- 6.2%
Percent of List Price Received*	99.2%	117.5%	+ 18.4%	99.2%	117.5%	+ 18.4%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	4.2	3.7	- 11.9%	—	—	—

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

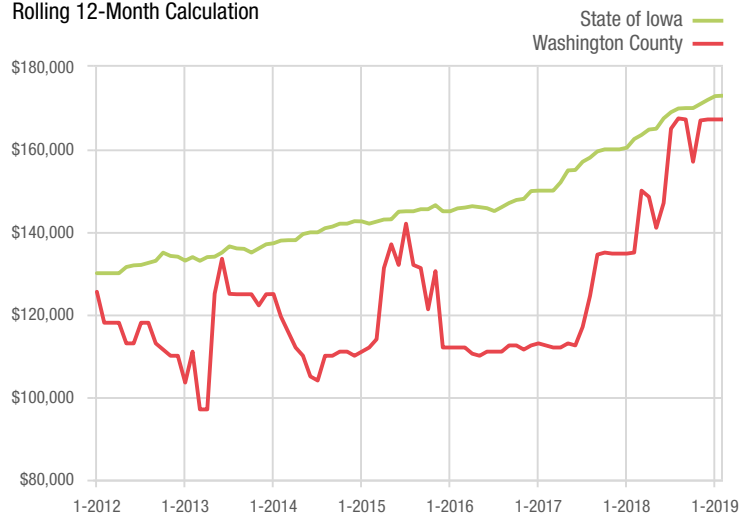
Median Sales Price - Single-Family Detached

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.