

# Local Market Update – February 2019

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



## West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

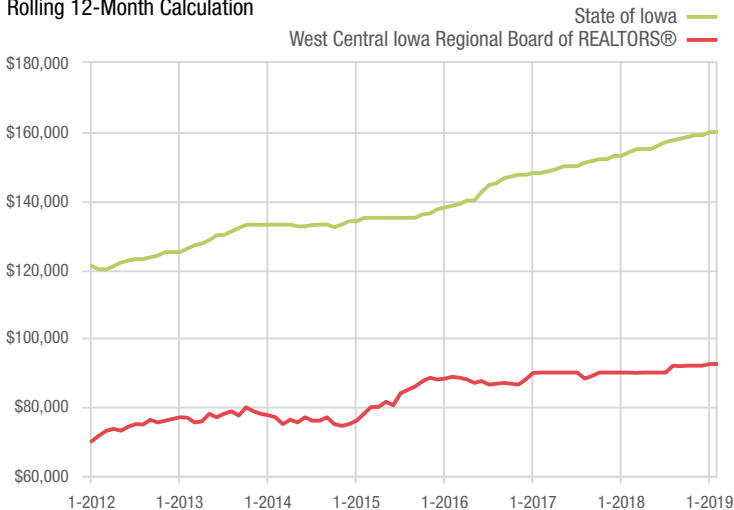
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	116	116	0.0%	219	234	+ 6.8%
Pending Sales	80	107	+ 33.8%	172	192	+ 11.6%
Closed Sales	84	77	- 8.3%	178	142	- 20.2%
Days on Market Until Sale	113	108	- 4.4%	109	119	+ 9.2%
Median Sales Price*	\$91,500	\$93,000	+ 1.6%	\$87,990	\$90,500	+ 2.9%
Average Sales Price*	\$122,486	\$125,981	+ 2.9%	\$110,348	\$119,970	+ 8.7%
Percent of List Price Received*	93.6%	94.8%	+ 1.3%	92.9%	93.6%	+ 0.8%
Inventory of Homes for Sale	669	671	+ 0.3%	—	—	—
Months Supply of Inventory	5.2	5.2	0.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	2	2	0.0%	6	7	+ 16.7%
Pending Sales	1	1	0.0%	6	3	- 50.0%
Closed Sales	3	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	200	—	—	123	126	+ 2.4%
Median Sales Price*	\$170,000	—	—	\$192,000	\$53,450	- 72.2%
Average Sales Price*	\$178,333	—	—	\$208,800	\$75,225	- 64.0%
Percent of List Price Received*	98.7%	—	—	98.7%	97.3%	- 1.4%
Inventory of Homes for Sale	72	44	- 38.9%	—	—	—
Months Supply of Inventory	21.6	11.7	- 45.8%	—	—	—

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

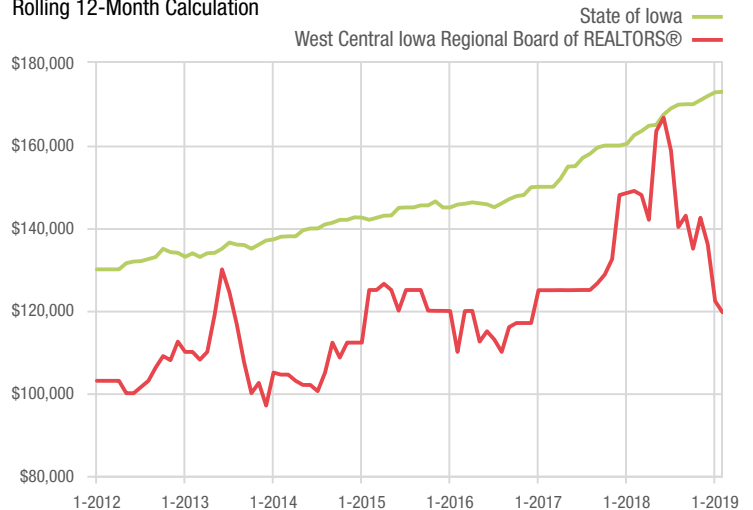
### Median Sales Price - Single-Family Detached

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.