

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

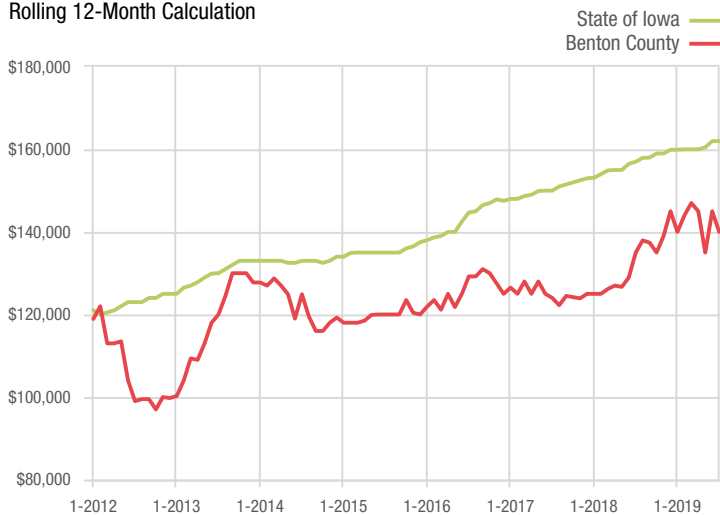
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	32	49	+ 53.1%	219	245	+ 11.9%
Pending Sales	25	32	+ 28.0%	164	179	+ 9.1%
Closed Sales	30	36	+ 20.0%	149	165	+ 10.7%
Days on Market Until Sale	50	52	+ 4.0%	61	62	+ 1.6%
Median Sales Price*	\$177,750	\$138,730	- 22.0%	\$144,500	\$139,000	- 3.8%
Average Sales Price*	\$181,239	\$136,886	- 24.5%	\$159,056	\$152,981	- 3.8%
Percent of List Price Received*	97.3%	93.7%	- 3.7%	96.6%	95.5%	- 1.1%
Inventory of Homes for Sale	75	86	+ 14.7%	—	—	—
Months Supply of Inventory	3.2	3.6	+ 12.5%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	1	1	0.0%	13	6	- 53.8%
Pending Sales	1	1	0.0%	11	7	- 36.4%
Closed Sales	1	0	- 100.0%	10	9	- 10.0%
Days on Market Until Sale	3	—	—	128	144	+ 12.5%
Median Sales Price*	\$93,500	—	—	\$158,298	\$152,500	- 3.7%
Average Sales Price*	\$93,500	—	—	\$157,840	\$164,005	+ 3.9%
Percent of List Price Received*	93.6%	—	—	94.7%	94.0%	- 0.7%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	6.8	4.7	- 30.9%	—	—	—

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

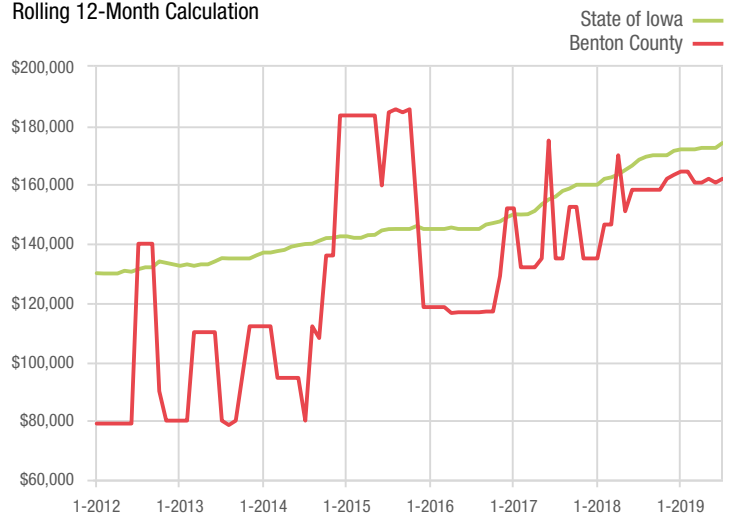
Median Sales Price - Single-Family Detached

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.