

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

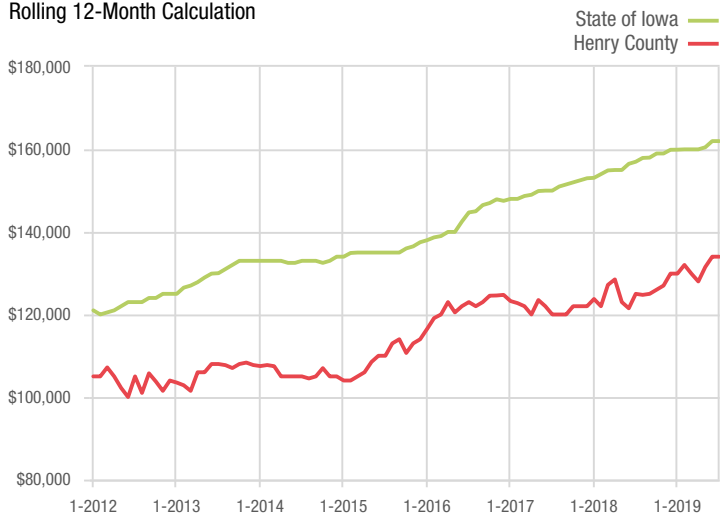
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	90	79	- 12.2%	464	460	- 0.9%
Pending Sales	43	57	+ 32.6%	349	317	- 9.2%
Closed Sales	57	58	+ 1.8%	320	281	- 12.2%
Days on Market Until Sale	49	48	- 2.0%	60	68	+ 13.3%
Median Sales Price*	\$125,000	\$125,000	0.0%	\$120,875	\$133,750	+ 10.7%
Average Sales Price*	\$152,519	\$133,838	- 12.2%	\$141,619	\$141,748	+ 0.1%
Percent of List Price Received*	95.2%	97.3%	+ 2.2%	94.6%	95.4%	+ 0.8%
Inventory of Homes for Sale	196	202	+ 3.1%	—	—	—
Months Supply of Inventory	4.5	4.6	+ 2.2%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	0	2	—	4	9	+ 125.0%
Pending Sales	0	2	—	4	10	+ 150.0%
Closed Sales	1	1	0.0%	4	7	+ 75.0%
Days on Market Until Sale	7	205	+ 2,828.6%	11	46	+ 318.2%
Median Sales Price*	\$120,000	\$70,000	- 41.7%	\$122,500	\$140,000	+ 14.3%
Average Sales Price*	\$120,000	\$70,000	- 41.7%	\$117,000	\$131,843	+ 12.7%
Percent of List Price Received*	96.1%	93.3%	- 2.9%	92.6%	98.1%	+ 5.9%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.8	—	—	—	—

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

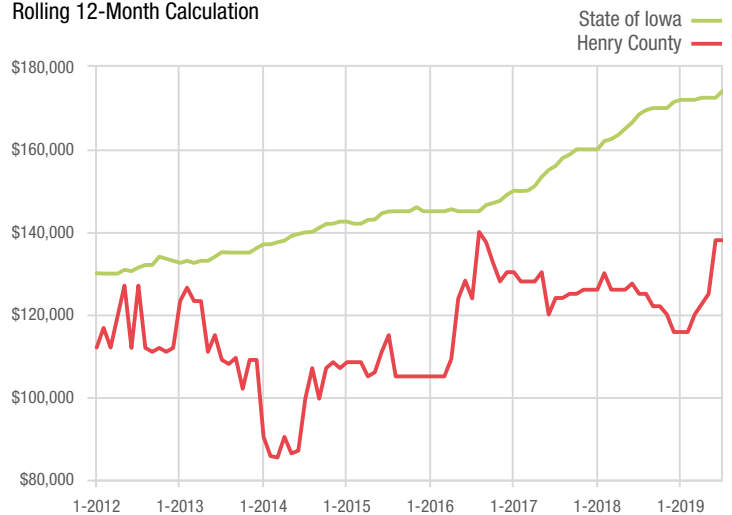
Median Sales Price - Single-Family Detached

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.