

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

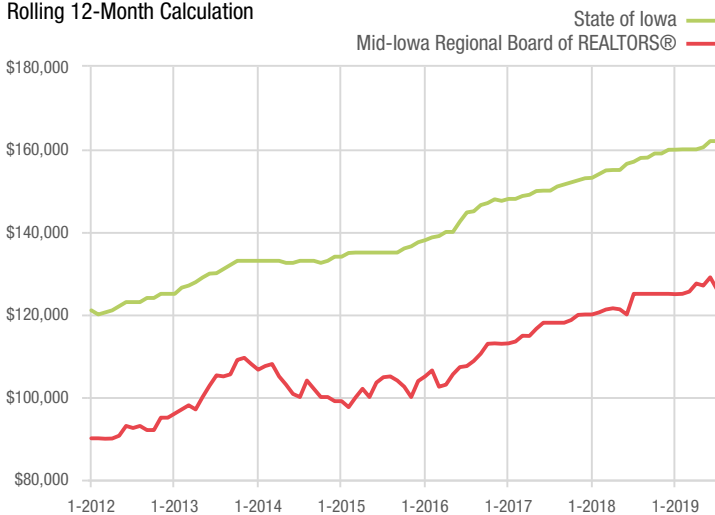
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	172	186	+ 8.1%	1,137	1,087	- 4.4%
Pending Sales	129	144	+ 11.6%	868	836	- 3.7%
Closed Sales	147	147	0.0%	801	741	- 7.5%
Days on Market Until Sale	71	51	- 28.2%	71	73	+ 2.8%
Median Sales Price*	\$139,000	\$126,000	- 9.4%	\$125,000	\$129,700	+ 3.8%
Average Sales Price*	\$146,001	\$142,112	- 2.7%	\$136,811	\$143,068	+ 4.6%
Percent of List Price Received*	96.5%	95.3%	- 1.2%	95.3%	95.4%	+ 0.1%
Inventory of Homes for Sale	485	445	- 8.2%	—	—	—
Months Supply of Inventory	4.2	3.9	- 7.1%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	4	6	+ 50.0%	41	28	- 31.7%
Pending Sales	4	8	+ 100.0%	42	28	- 33.3%
Closed Sales	5	3	- 40.0%	39	23	- 41.0%
Days on Market Until Sale	73	7	- 90.4%	94	93	- 1.1%
Median Sales Price*	\$78,500	\$225,000	+ 186.6%	\$147,000	\$172,000	+ 17.0%
Average Sales Price*	\$94,100	\$261,667	+ 178.1%	\$150,372	\$175,611	+ 16.8%
Percent of List Price Received*	92.8%	99.3%	+ 7.0%	96.5%	95.4%	- 1.1%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	3.6	4.2	+ 16.7%	—	—	—

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

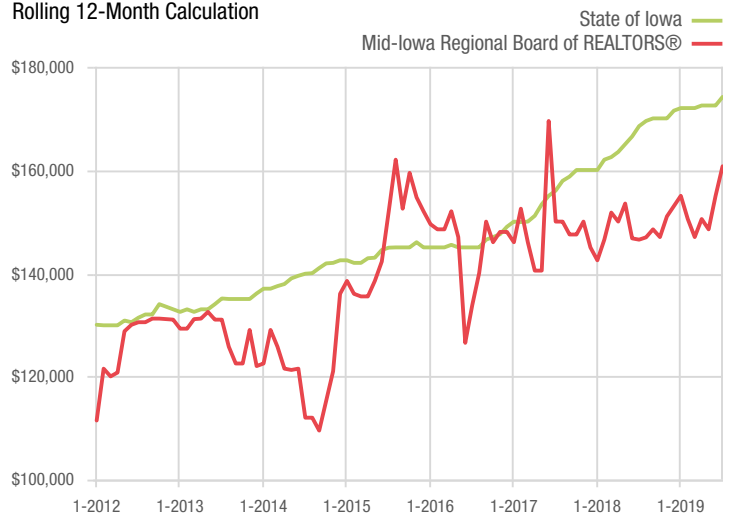
Median Sales Price - Single-Family Detached

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.