

# Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Wapello County

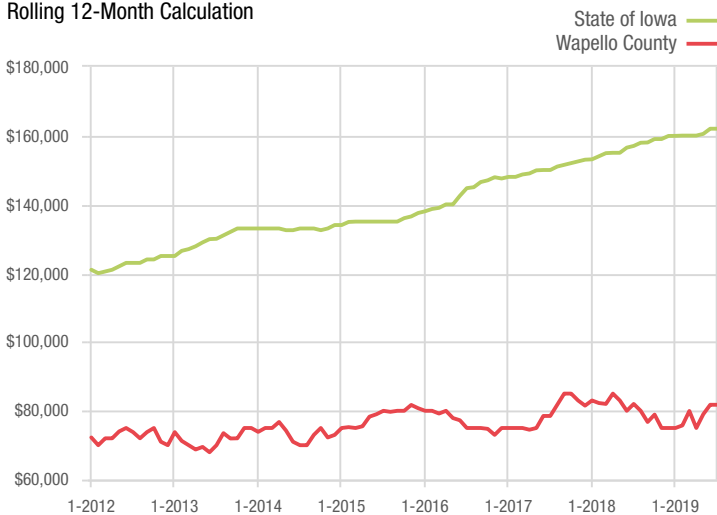
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	47	60	+ 27.7%	296	303	+ 2.4%
Pending Sales	25	36	+ 44.0%	202	200	- 1.0%
Closed Sales	27	40	+ 48.1%	212	182	- 14.2%
Days on Market Until Sale	72	83	+ 15.3%	85	79	- 7.1%
Median Sales Price*	\$83,300	\$83,000	- 0.4%	\$80,000	\$87,525	+ 9.4%
Average Sales Price*	\$103,236	\$106,882	+ 3.5%	\$102,831	\$106,485	+ 3.6%
Percent of List Price Received*	93.0%	94.3%	+ 1.4%	93.6%	94.2%	+ 0.6%
Inventory of Homes for Sale	156	145	- 7.1%	—	—	—
Months Supply of Inventory	5.5	5.3	- 3.6%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	0	3	—	5	6	+ 20.0%
Pending Sales	1	3	+ 200.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	325	253	- 22.2%	163	114	- 30.1%
Median Sales Price*	\$43,500	\$60,000	+ 37.9%	\$61,750	\$56,250	- 8.9%
Average Sales Price*	\$43,500	\$60,000	+ 37.9%	\$61,750	\$55,500	- 10.1%
Percent of List Price Received*	79.1%	91.6%	+ 15.8%	89.5%	87.9%	- 1.8%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.7	1.4	- 48.1%	—	—	—

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

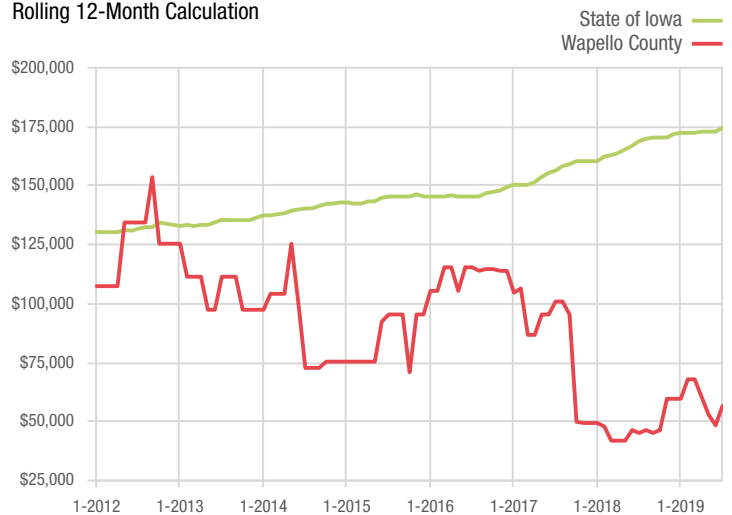
### Median Sales Price - Single-Family Detached

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.