

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

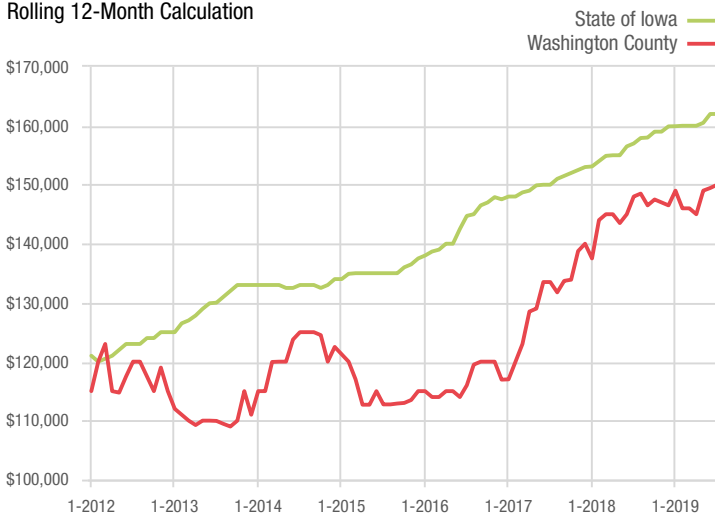
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	40	31	- 22.5%	242	238	- 1.7%
Pending Sales	26	28	+ 7.7%	156	170	+ 9.0%
Closed Sales	44	39	- 11.4%	148	165	+ 11.5%
Days on Market Until Sale	46	54	+ 17.4%	53	60	+ 13.2%
Median Sales Price*	\$153,000	\$175,000	+ 14.4%	\$149,000	\$152,250	+ 2.2%
Average Sales Price*	\$157,739	\$184,192	+ 16.8%	\$162,241	\$163,369	+ 0.7%
Percent of List Price Received*	96.8%	96.7%	- 0.1%	97.5%	96.2%	- 1.3%
Inventory of Homes for Sale	97	90	- 7.2%	—	—	—
Months Supply of Inventory	4.7	4.0	- 14.9%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	1	1	0.0%	23	22	- 4.3%
Pending Sales	2	4	+ 100.0%	16	18	+ 12.5%
Closed Sales	2	2	0.0%	14	16	+ 14.3%
Days on Market Until Sale	57	109	+ 91.2%	127	92	- 27.6%
Median Sales Price*	\$171,250	\$123,500	- 27.9%	\$171,250	\$126,250	- 26.3%
Average Sales Price*	\$171,250	\$123,500	- 27.9%	\$185,930	\$144,049	- 22.5%
Percent of List Price Received*	98.6%	95.8%	- 2.8%	97.6%	100.3%	+ 2.8%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	3.8	2.0	- 47.4%	—	—	—

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

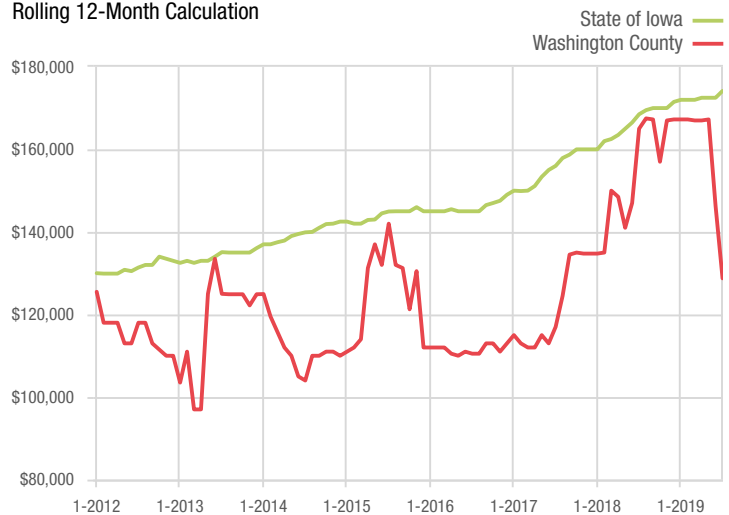
Median Sales Price - Single-Family Detached

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.