

Local Market Update – September 2019

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

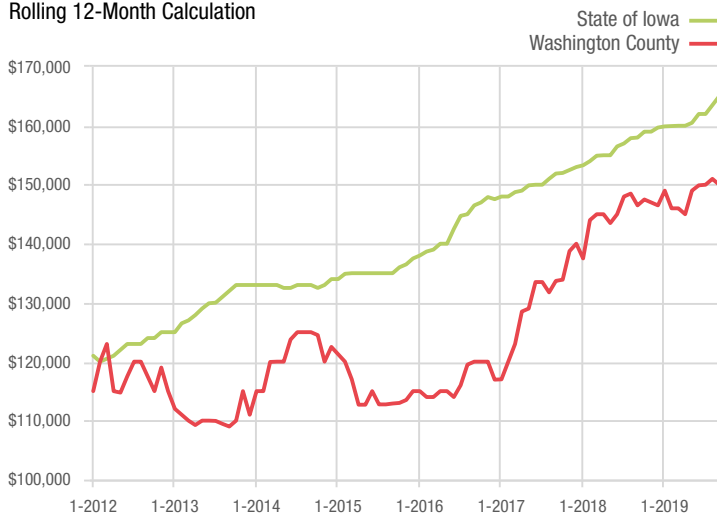
Single-Family Detached	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	20	45	+ 125.0%	301	323	+ 7.3%
Pending Sales	19	30	+ 57.9%	207	231	+ 11.6%
Closed Sales	20	23	+ 15.0%	193	214	+ 10.9%
Days on Market Until Sale	60	40	- 33.3%	53	56	+ 5.7%
Median Sales Price*	\$138,750	\$140,000	+ 0.9%	\$148,500	\$152,000	+ 2.4%
Average Sales Price*	\$149,395	\$152,604	+ 2.1%	\$159,832	\$164,426	+ 2.9%
Percent of List Price Received*	97.2%	97.9%	+ 0.7%	97.5%	96.3%	- 1.2%
Inventory of Homes for Sale	87	96	+ 10.3%	—	—	—
Months Supply of Inventory	4.2	4.1	- 2.4%	—	—	—

Townhouse-Condo	September			Year to Date		
	2018	2019	% Change	Thru 9-2018	Thru 9-2019	% Change
New Listings	8	1	- 87.5%	34	28	- 17.6%
Pending Sales	2	1	- 50.0%	20	22	+ 10.0%
Closed Sales	2	2	0.0%	16	21	+ 31.3%
Days on Market Until Sale	18	107	+ 494.4%	114	87	- 23.7%
Median Sales Price*	\$190,029	\$124,950	- 34.2%	\$171,250	\$137,500	- 19.7%
Average Sales Price*	\$190,029	\$124,950	- 34.2%	\$186,443	\$142,985	- 23.3%
Percent of List Price Received*	105.3%	101.7%	- 3.4%	98.5%	100.0%	+ 1.5%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	4.3	2.0	- 53.5%	—	—	—

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

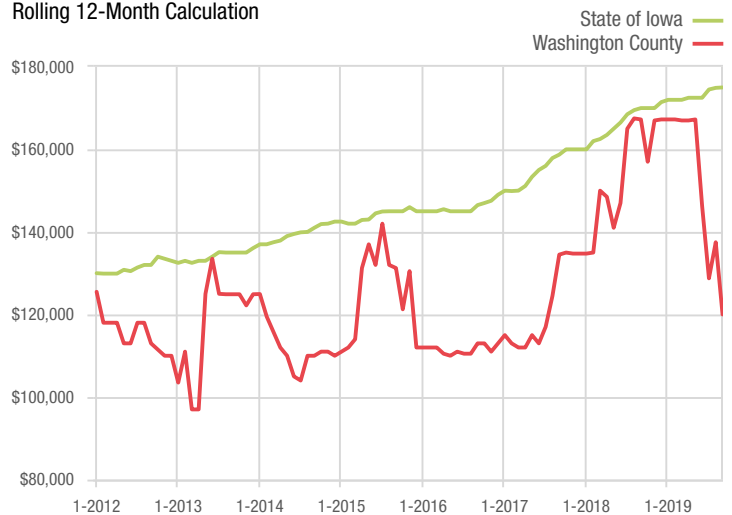
Median Sales Price - Single-Family Detached

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.