

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

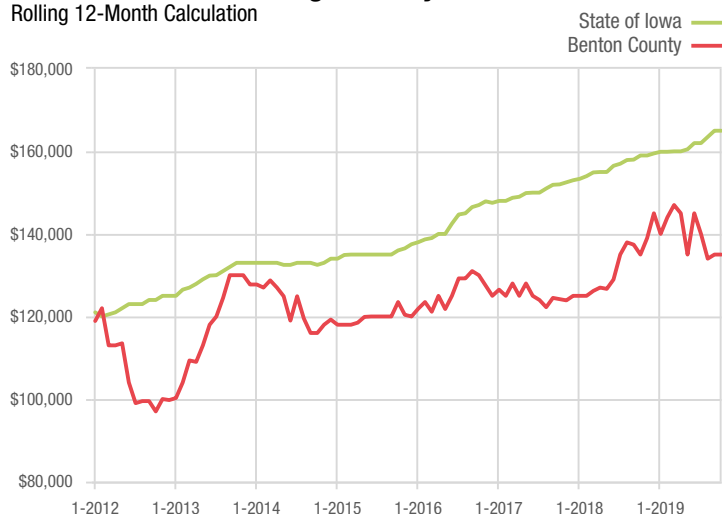
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	30	30	0.0%	319	365	+ 14.4%
Pending Sales	20	35	+ 75.0%	229	263	+ 14.8%
Closed Sales	22	22	0.0%	219	248	+ 13.2%
Days on Market Until Sale	50	47	- 6.0%	57	59	+ 3.5%
Median Sales Price*	\$105,000	\$120,000	+ 14.3%	\$145,000	\$135,000	- 6.9%
Average Sales Price*	\$126,769	\$190,861	+ 50.6%	\$155,322	\$156,330	+ 0.6%
Percent of List Price Received*	95.4%	97.5%	+ 2.2%	96.3%	96.0%	- 0.3%
Inventory of Homes for Sale	88	91	+ 3.4%	—	—	—
Months Supply of Inventory	4.0	3.6	- 10.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	0	0	0.0%	18	9	- 50.0%
Pending Sales	0	0	0.0%	12	9	- 25.0%
Closed Sales	0	0	0.0%	11	12	+ 9.1%
Days on Market Until Sale	—	—	—	117	207	+ 76.9%
Median Sales Price*	—	—	—	\$165,595	\$162,549	- 1.8%
Average Sales Price*	—	—	—	\$162,346	\$158,626	- 2.3%
Percent of List Price Received*	—	—	—	95.1%	95.4%	+ 0.3%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	8.6	4.3	- 50.0%	—	—	—

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

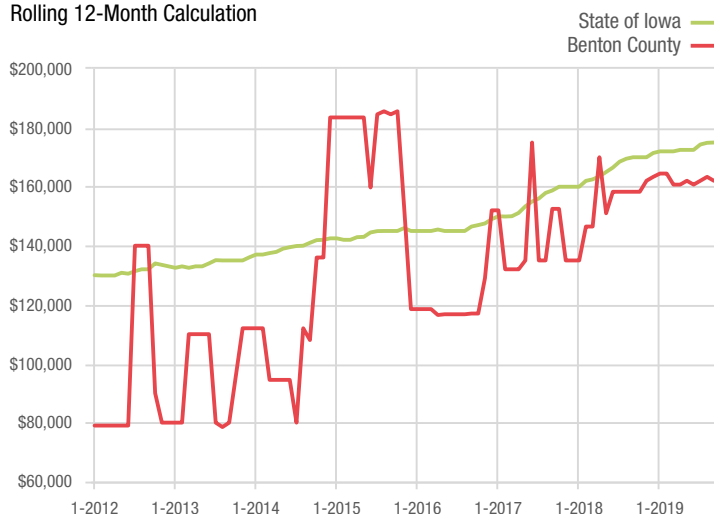
Median Sales Price - Single-Family Detached

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.