

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

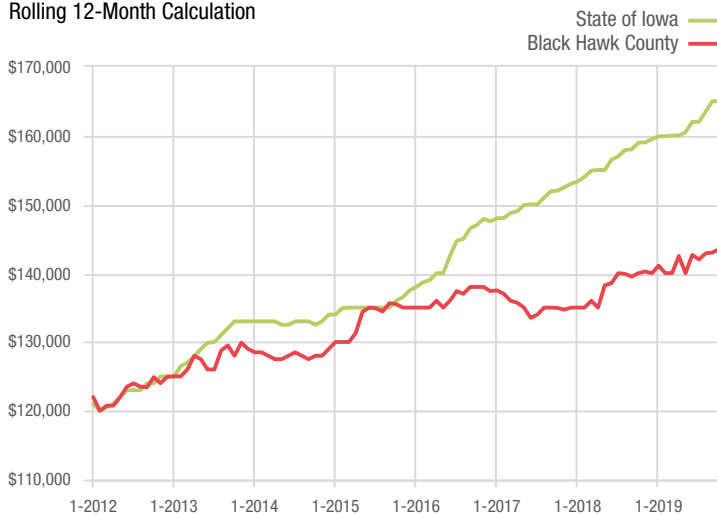
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	169	182	+ 7.7%	1,949	1,894	- 2.8%
Pending Sales	104	129	+ 24.0%	1,446	1,407	- 2.7%
Closed Sales	132	137	+ 3.8%	1,398	1,358	- 2.9%
Days on Market Until Sale	54	43	- 20.4%	51	44	- 13.7%
Median Sales Price*	\$142,900	\$140,000	- 2.0%	\$140,250	\$145,000	+ 3.4%
Average Sales Price*	\$150,537	\$176,805	+ 17.4%	\$160,776	\$169,824	+ 5.6%
Percent of List Price Received*	95.5%	97.1%	+ 1.7%	96.7%	97.2%	+ 0.5%
Inventory of Homes for Sale	475	443	- 6.7%	—	—	—
Months Supply of Inventory	3.5	3.3	- 5.7%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	15	20	+ 33.3%	162	207	+ 27.8%
Pending Sales	9	11	+ 22.2%	114	157	+ 37.7%
Closed Sales	7	9	+ 28.6%	119	151	+ 26.9%
Days on Market Until Sale	27	19	- 29.6%	57	42	- 26.3%
Median Sales Price*	\$185,000	\$149,900	- 19.0%	\$150,000	\$159,650	+ 6.4%
Average Sales Price*	\$165,171	\$149,578	- 9.4%	\$160,008	\$161,924	+ 1.2%
Percent of List Price Received*	98.7%	99.5%	+ 0.8%	97.1%	97.8%	+ 0.7%
Inventory of Homes for Sale	49	47	- 4.1%	—	—	—
Months Supply of Inventory	4.2	3.2	- 23.8%	—	—	—

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

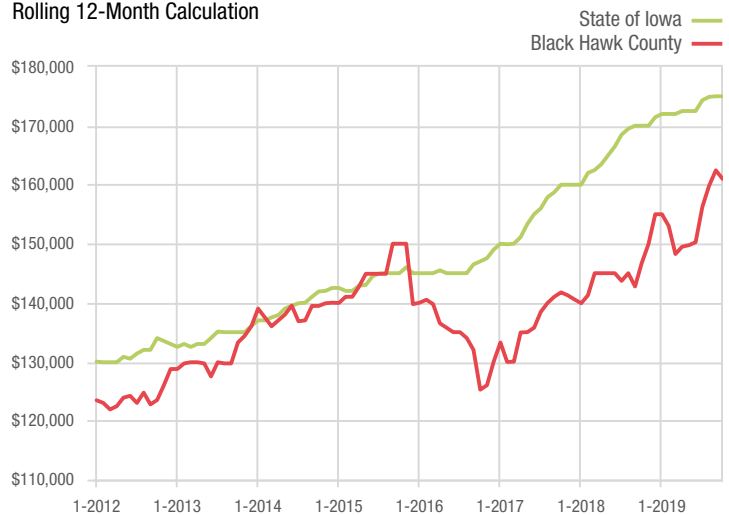
Median Sales Price - Single-Family Detached

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.