

# Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Washington County

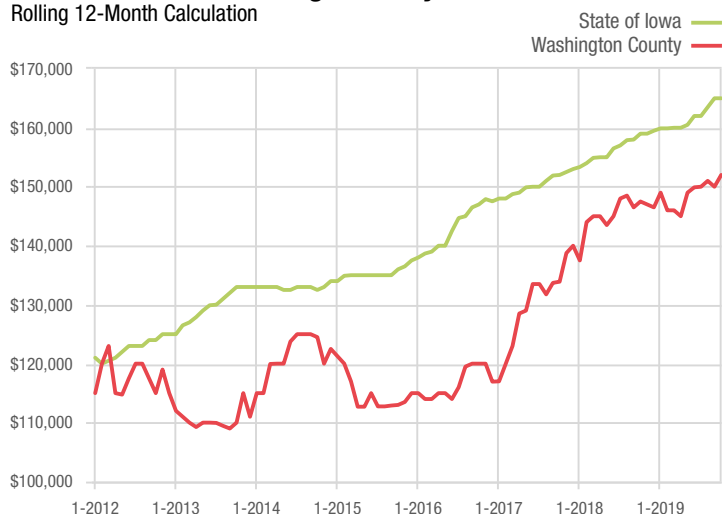
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	35	27	- 22.9%	336	350	+ 4.2%
Pending Sales	21	27	+ 28.6%	228	258	+ 13.2%
Closed Sales	25	32	+ 28.0%	218	247	+ 13.3%
Days on Market Until Sale	53	62	+ 17.0%	53	57	+ 7.5%
Median Sales Price*	\$150,000	\$157,450	+ 5.0%	\$149,000	\$152,000	+ 2.0%
Average Sales Price*	\$180,399	\$166,228	- 7.9%	\$162,201	\$164,322	+ 1.3%
Percent of List Price Received*	96.1%	96.1%	0.0%	97.3%	96.3%	- 1.0%
Inventory of Homes for Sale	89	86	- 3.4%	—	—	—
Months Supply of Inventory	4.2	3.6	- 14.3%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	1	0	- 100.0%	35	27	- 22.9%
Pending Sales	3	1	- 66.7%	23	23	0.0%
Closed Sales	3	1	- 66.7%	19	22	+ 15.8%
Days on Market Until Sale	26	28	+ 7.7%	100	84	- 16.0%
Median Sales Price*	\$115,000	\$207,500	+ 80.4%	\$167,000	\$138,750	- 16.9%
Average Sales Price*	\$116,500	\$207,500	+ 78.1%	\$175,399	\$145,918	- 16.8%
Percent of List Price Received*	98.6%	101.2%	+ 2.6%	98.5%	100.0%	+ 1.5%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	3.3	1.3	- 60.6%	—	—	—

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

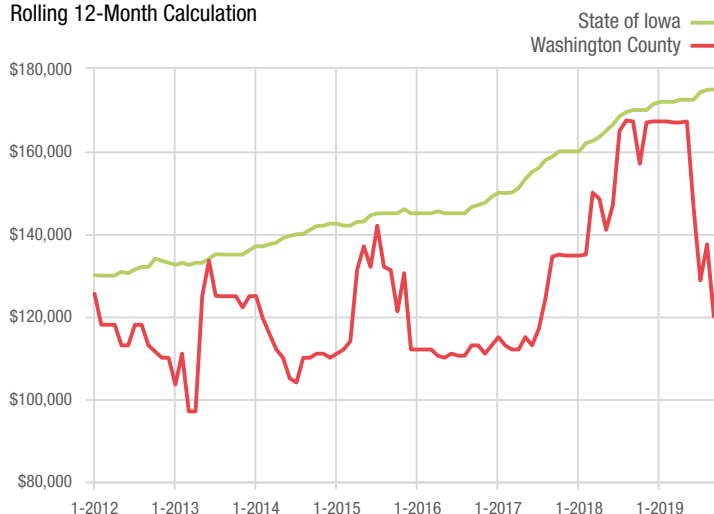
### Median Sales Price - Single-Family Detached

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.