

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Benton County

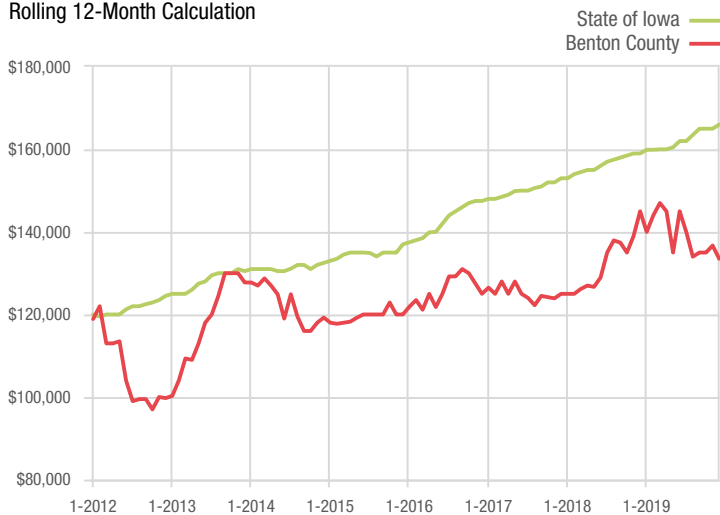
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	13	21	+ 61.5%	350	410	+ 17.1%
Pending Sales	17	15	- 11.8%	272	292	+ 7.4%
Closed Sales	20	16	- 20.0%	267	291	+ 9.0%
Days on Market Until Sale	38	53	+ 39.5%	55	58	+ 5.5%
Median Sales Price*	\$197,500	<b>\$120,250</b>	- 39.1%	\$145,000	<b>\$133,500</b>	- 7.9%
Average Sales Price*	\$193,455	<b>\$128,734</b>	- 33.5%	\$157,231	<b>\$153,563</b>	- 2.3%
Percent of List Price Received*	96.2%	<b>97.3%</b>	+ 1.1%	96.2%	<b>95.9%</b>	- 0.3%
Inventory of Homes for Sale	62	<b>92</b>	+ 48.4%	—	—	—
Months Supply of Inventory	2.7	<b>3.8</b>	+ 40.7%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	2	0	- 100.0%	22	9	- 59.1%
Pending Sales	2	0	- 100.0%	16	10	- 37.5%
Closed Sales	0	0	0.0%	13	12	- 7.7%
Days on Market Until Sale	—	—	—	172	207	+ 20.3%
Median Sales Price*	—	—	—	\$163,353	<b>\$162,549</b>	- 0.5%
Average Sales Price*	—	—	—	\$162,298	<b>\$158,626</b>	- 2.3%
Percent of List Price Received*	—	—	—	96.1%	<b>95.4%</b>	- 0.7%
Inventory of Homes for Sale	14	5	- 64.3%	—	—	—
Months Supply of Inventory	7.9	<b>3.0</b>	- 62.0%	—	—	—

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

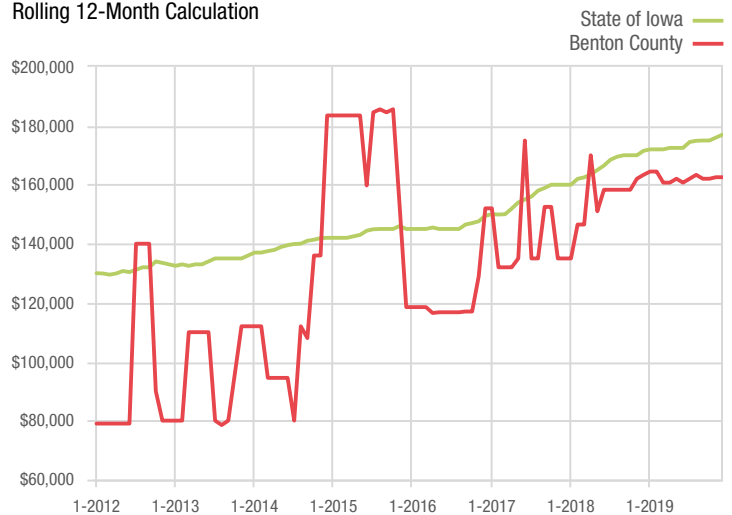
### Median Sales Price - Single-Family Detached

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.