

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

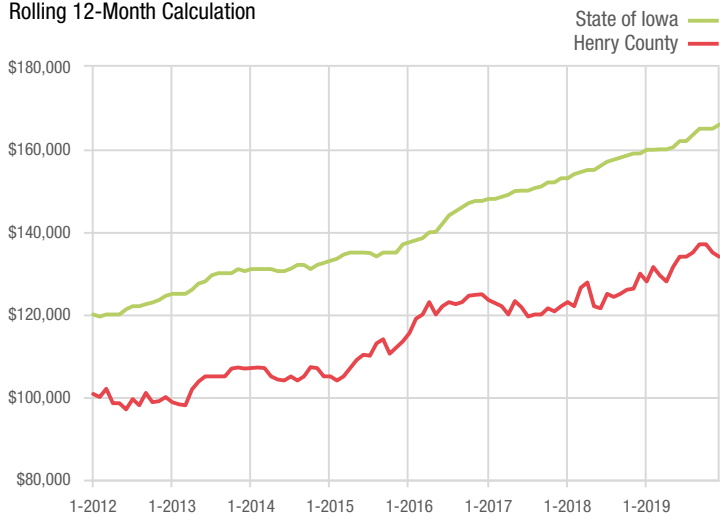
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	38	40	+ 5.3%	754	755	+ 0.1%
Pending Sales	34	32	- 5.9%	561	532	- 5.2%
Closed Sales	41	44	+ 7.3%	561	525	- 6.4%
Days on Market Until Sale	68	72	+ 5.9%	59	65	+ 10.2%
Median Sales Price*	\$149,000	\$130,000	- 12.8%	\$129,900	\$134,000	+ 3.2%
Average Sales Price*	\$135,063	\$137,603	+ 1.9%	\$140,000	\$142,940	+ 2.1%
Percent of List Price Received*	94.8%	95.9%	+ 1.2%	95.2%	95.5%	+ 0.3%
Inventory of Homes for Sale	177	196	+ 10.7%	—	—	—
Months Supply of Inventory	3.8	4.4	+ 15.8%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	2	2	0.0%	9	20	+ 122.2%
Pending Sales	0	1	—	6	17	+ 183.3%
Closed Sales	0	1	—	6	16	+ 166.7%
Days on Market Until Sale	—	213	—	10	50	+ 400.0%
Median Sales Price*	—	\$243,000	—	\$115,750	\$139,000	+ 20.1%
Average Sales Price*	—	\$243,000	—	\$108,917	\$139,338	+ 27.9%
Percent of List Price Received*	—	93.5%	—	94.8%	97.2%	+ 2.5%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

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

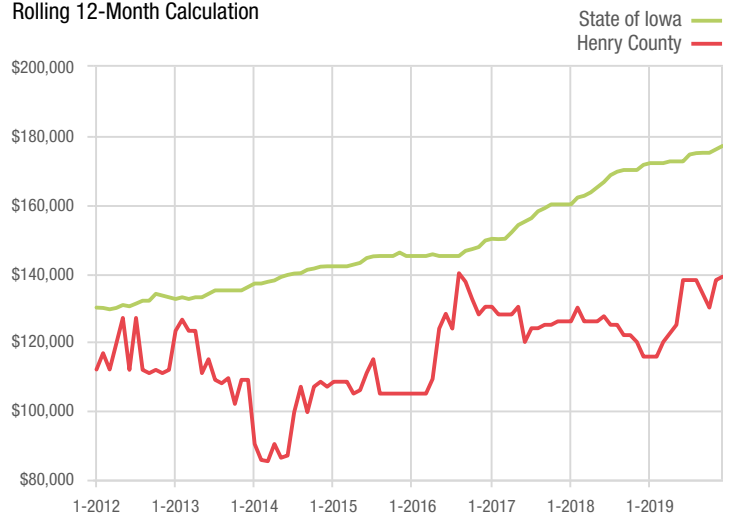
Median Sales Price - Single-Family Detached

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.