

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

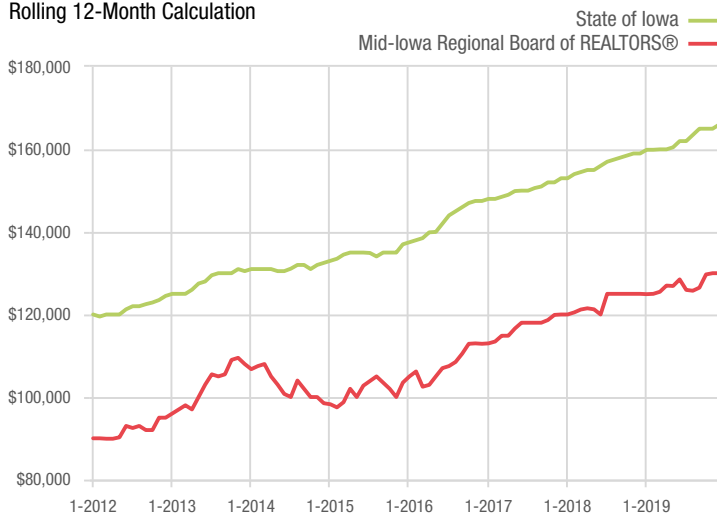
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	76	<b>87</b>	+ 14.5%	1,752	<b>1,756</b>	+ 0.2%
Pending Sales	88	<b>71</b>	- 19.3%	1,387	<b>1,361</b>	- 1.9%
Closed Sales	88	<b>102</b>	+ 15.9%	1,373	<b>1,359</b>	- 1.0%
Days on Market Until Sale	57	<b>58</b>	+ 1.8%	67	<b>67</b>	0.0%
Median Sales Price*	\$123,500	<b>\$120,250</b>	- 2.6%	\$125,000	<b>\$130,000</b>	+ 4.0%
Average Sales Price*	\$163,227	<b>\$161,424</b>	- 1.1%	\$140,070	<b>\$149,503</b>	+ 6.7%
Percent of List Price Received*	95.2%	<b>95.8%</b>	+ 0.6%	95.2%	<b>95.7%</b>	+ 0.5%
Inventory of Homes for Sale	382	<b>394</b>	+ 3.1%	—	—	—
Months Supply of Inventory	3.3	<b>3.5</b>	+ 6.1%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	2	<b>5</b>	+ 150.0%	67	<b>52</b>	- 22.4%
Pending Sales	4	<b>1</b>	- 75.0%	53	<b>43</b>	- 18.9%
Closed Sales	1	<b>4</b>	+ 300.0%	51	<b>43</b>	- 15.7%
Days on Market Until Sale	116	<b>115</b>	- 0.9%	96	<b>102</b>	+ 6.3%
Median Sales Price*	\$146,000	<b>\$135,000</b>	- 7.5%	\$153,000	<b>\$145,000</b>	- 5.2%
Average Sales Price*	\$146,000	<b>\$148,375</b>	+ 1.6%	\$152,917	<b>\$161,957</b>	+ 5.9%
Percent of List Price Received*	97.4%	<b>96.4%</b>	- 1.0%	97.0%	<b>96.2%</b>	- 0.8%
Inventory of Homes for Sale	26	<b>19</b>	- 26.9%	—	—	—
Months Supply of Inventory	5.4	<b>4.9</b>	- 9.3%	—	—	—

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

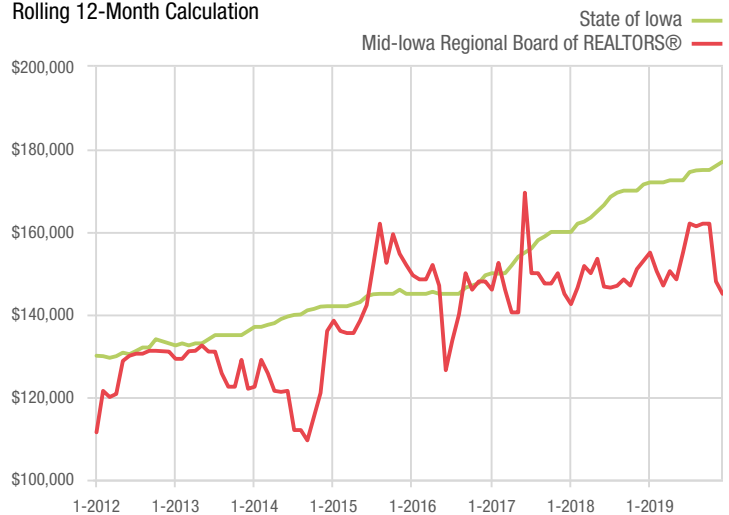
### Median Sales Price - Single-Family Detached

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.