

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

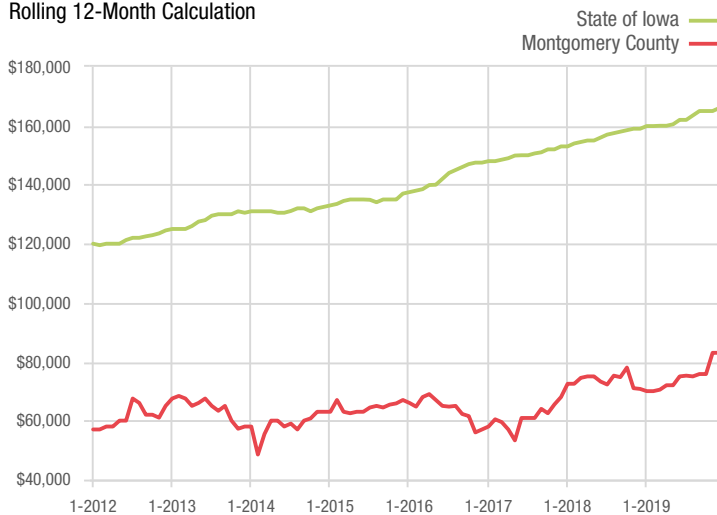
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	15	2	- 86.7%	154	135	- 12.3%
Pending Sales	7	8	+ 14.3%	128	117	- 8.6%
Closed Sales	4	8	+ 100.0%	133	116	- 12.8%
Days on Market Until Sale	125	72	- 42.4%	93	104	+ 11.8%
Median Sales Price*	\$58,625	\$51,400	- 12.3%	\$70,750	\$83,000	+ 17.3%
Average Sales Price*	\$90,563	\$89,325	- 1.4%	\$86,060	\$99,149	+ 15.2%
Percent of List Price Received*	102.9%	94.1%	- 8.6%	94.7%	93.6%	- 1.2%
Inventory of Homes for Sale	54	44	- 18.5%	—	—	—
Months Supply of Inventory	5.1	4.5	- 11.8%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	77	17	- 77.9%
Median Sales Price*	—	—	—	\$100,000	\$123,000	+ 23.0%
Average Sales Price*	—	—	—	\$100,000	\$123,000	+ 23.0%
Percent of List Price Received*	—	—	—	85.8%	97.7%	+ 13.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

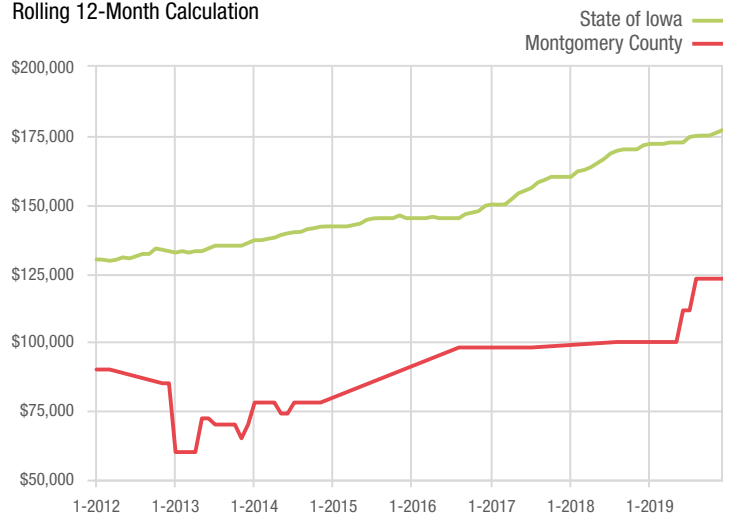
Median Sales Price - Single-Family Detached

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.