

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Washington County

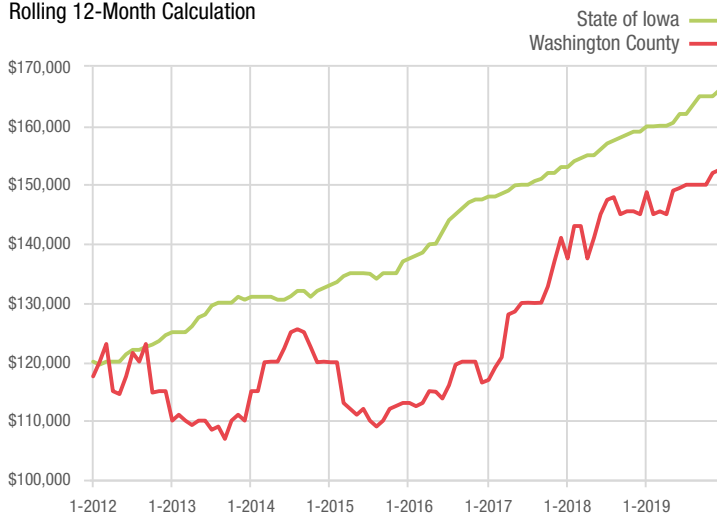
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	23	48	+ 108.7%	381	429	+ 12.6%
Pending Sales	13	16	+ 23.1%	269	299	+ 11.2%
Closed Sales	16	24	+ 50.0%	267	299	+ 12.0%
Days on Market Until Sale	43	52	+ 20.9%	56	57	+ 1.8%
Median Sales Price*	\$137,500	<b>\$152,500</b>	+ 10.9%	\$145,000	<b>\$152,500</b>	+ 5.2%
Average Sales Price*	\$167,456	<b>\$166,881</b>	- 0.3%	\$159,737	<b>\$165,980</b>	+ 3.9%
Percent of List Price Received*	94.8%	<b>96.9%</b>	+ 2.2%	97.0%	<b>96.5%</b>	- 0.5%
Inventory of Homes for Sale	149	174	+ 16.8%	—	—	—
Months Supply of Inventory	6.6	7.0	+ 6.1%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	1	—	37	30	- 18.9%
Pending Sales	1	1	0.0%	25	26	+ 4.0%
Closed Sales	1	0	- 100.0%	22	24	+ 9.1%
Days on Market Until Sale	91	—	—	94	79	- 16.0%
Median Sales Price*	\$197,250	—	—	\$167,250	<b>\$140,000</b>	- 16.3%
Average Sales Price*	\$197,250	—	—	\$175,851	<b>\$152,152</b>	- 13.5%
Percent of List Price Received*	100.2%	—	—	99.7%	<b>100.0%</b>	+ 0.3%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	3.1	0.8	- 74.2%	—	—	—

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

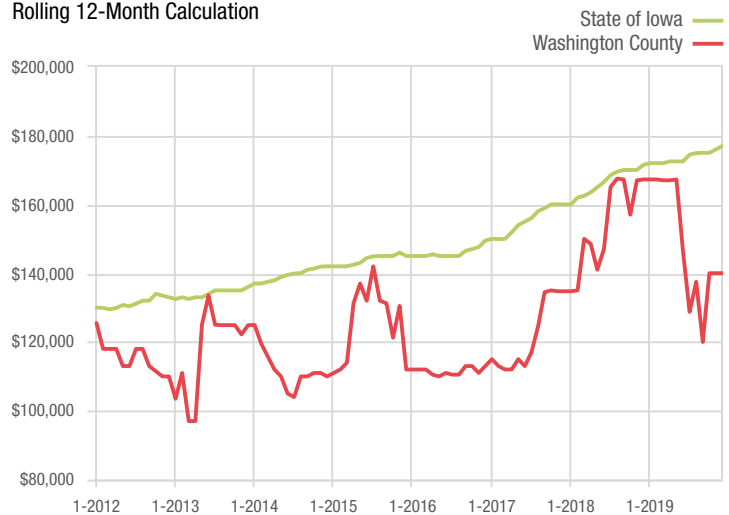
### Median Sales Price - Single-Family Detached

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.