

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

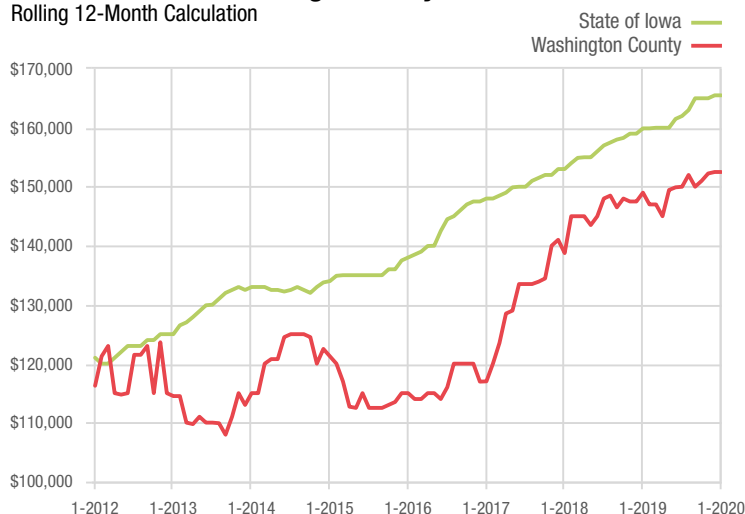
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	30	18	- 40.0%	30	18	- 40.0%
Pending Sales	15	23	+ 53.3%	15	23	+ 53.3%
Closed Sales	12	11	- 8.3%	12	11	- 8.3%
Days on Market Until Sale	41	49	+ 19.5%	41	49	+ 19.5%
Median Sales Price*	\$175,000	\$195,000	+ 11.4%	\$175,000	\$195,000	+ 11.4%
Average Sales Price*	\$175,417	\$156,673	- 10.7%	\$175,417	\$156,673	- 10.7%
Percent of List Price Received*	96.8%	93.5%	- 3.4%	96.8%	93.5%	- 3.4%
Inventory of Homes for Sale	80	77	- 3.8%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	4	2	- 50.0%	4	2	- 50.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	3	—	0	3	—
Days on Market Until Sale	—	42	—	—	42	—
Median Sales Price*	—	\$177,000	—	—	\$177,000	—
Average Sales Price*	—	\$178,333	—	—	\$178,333	—
Percent of List Price Received*	—	95.5%	—	—	95.5%	—
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	3.7	1.3	- 64.9%	—	—	—

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

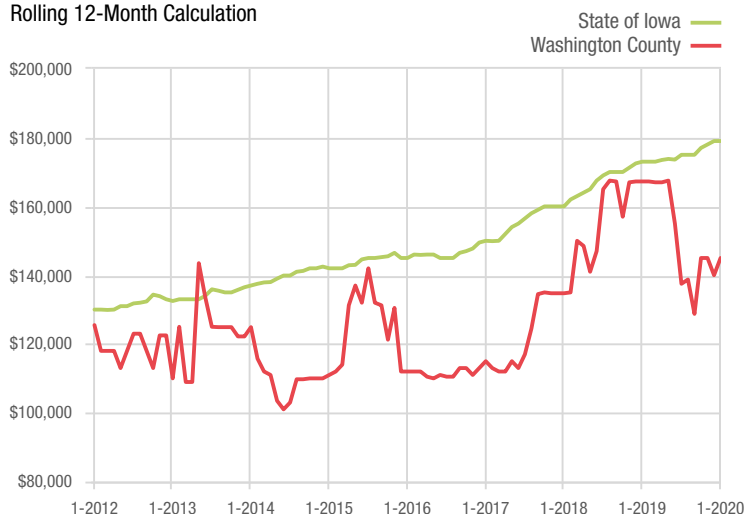
Median Sales Price - Single-Family Detached

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.