

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

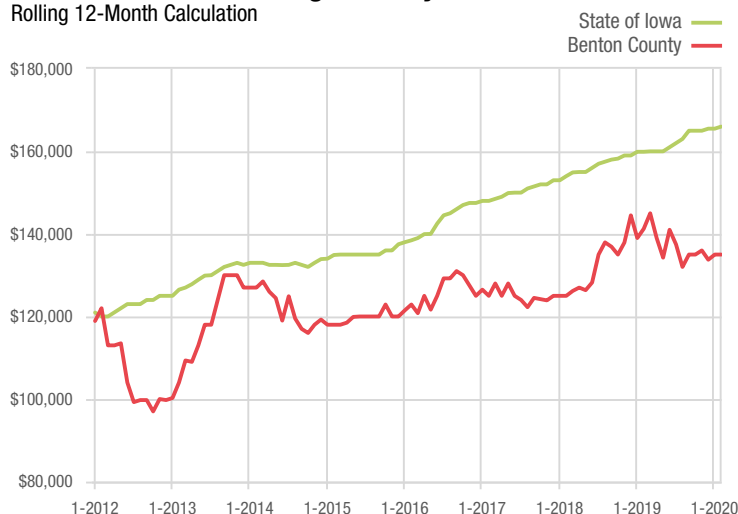
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	15	19	+ 26.7%	38	42	+ 10.5%
Pending Sales	17	20	+ 17.6%	41	40	- 2.4%
Closed Sales	21	20	- 4.8%	36	35	- 2.8%
Days on Market Until Sale	71	126	+ 77.5%	72	99	+ 37.5%
Median Sales Price*	\$174,000	\$180,000	+ 3.4%	\$128,750	\$140,000	+ 8.7%
Average Sales Price*	\$178,552	\$165,465	- 7.3%	\$153,681	\$146,837	- 4.5%
Percent of List Price Received*	96.5%	94.1%	- 2.5%	94.2%	93.4%	- 0.8%
Inventory of Homes for Sale	52	75	+ 44.2%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Days on Market Until Sale	—	—	—	101	—	—
Median Sales Price*	—	—	—	\$217,900	—	—
Average Sales Price*	—	—	—	\$172,915	—	—
Percent of List Price Received*	—	—	—	99.1%	—	—
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	6.0	3.3	- 45.0%	—	—	—

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

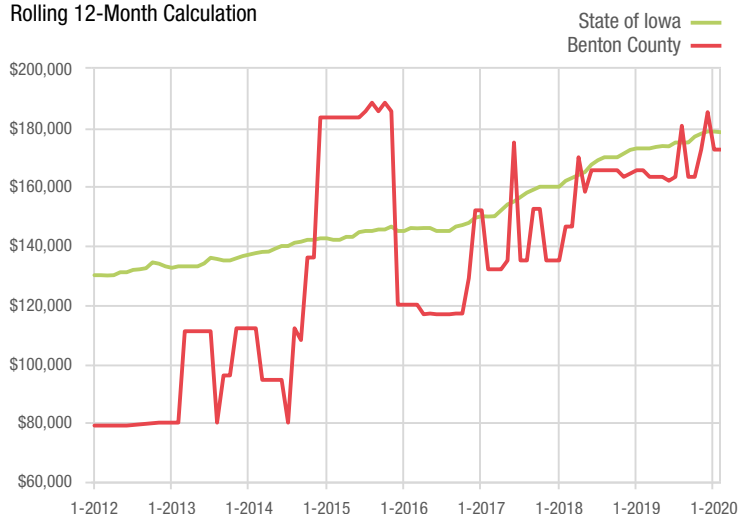
Median Sales Price - Single-Family Detached

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.