

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

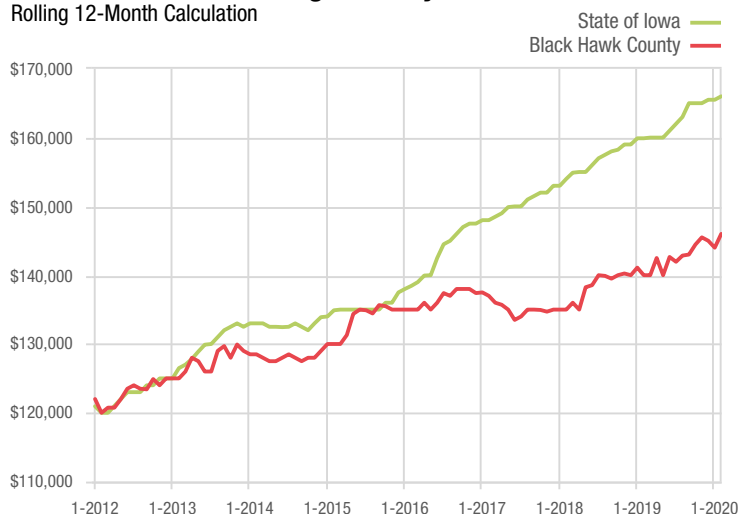
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	115	165	+ 43.5%	254	297	+ 16.9%
Pending Sales	113	133	+ 17.7%	224	246	+ 9.8%
Closed Sales	101	94	- 6.9%	170	163	- 4.1%
Days on Market Until Sale	68	64	- 5.9%	64	58	- 9.4%
Median Sales Price*	\$117,000	\$130,000	+ 11.1%	\$127,500	\$129,750	+ 1.8%
Average Sales Price*	\$132,208	\$159,389	+ 20.6%	\$148,746	\$147,433	- 0.9%
Percent of List Price Received*	95.7%	94.6%	- 1.1%	96.3%	94.9%	- 1.5%
Inventory of Homes for Sale	330	337	+ 2.1%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	13	24	+ 84.6%	32	38	+ 18.8%
Pending Sales	13	26	+ 100.0%	23	44	+ 91.3%
Closed Sales	7	14	+ 100.0%	12	24	+ 100.0%
Days on Market Until Sale	54	44	- 18.5%	55	43	- 21.8%
Median Sales Price*	\$130,900	\$123,500	- 5.7%	\$134,450	\$123,500	- 8.1%
Average Sales Price*	\$142,743	\$162,395	+ 13.8%	\$151,842	\$160,868	+ 5.9%
Percent of List Price Received*	98.2%	97.0%	- 1.2%	98.4%	97.0%	- 1.4%
Inventory of Homes for Sale	41	23	- 43.9%	—	—	—
Months Supply of Inventory	3.5	1.4	- 60.0%	—	—	—

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

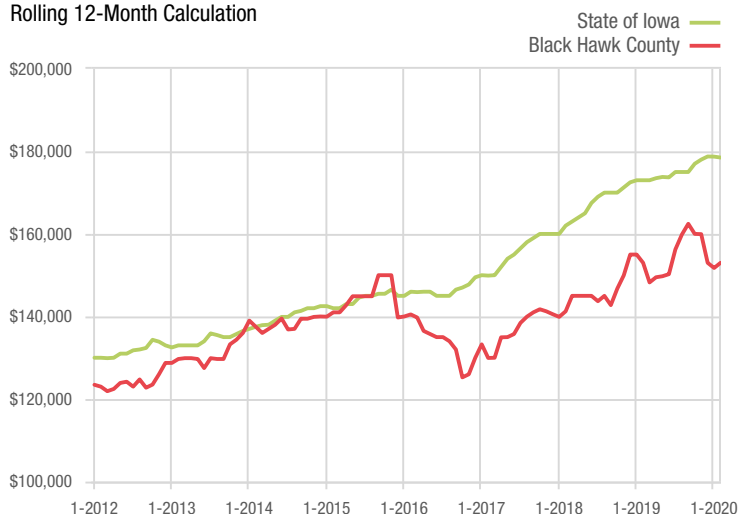
Median Sales Price - Single-Family Detached

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.