

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Hamilton County

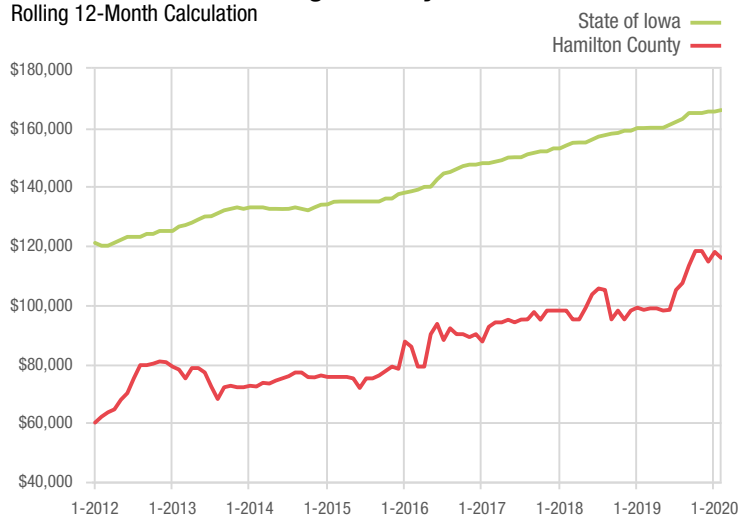
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	16	16	0.0%	30	31	+ 3.3%
Pending Sales	6	8	+ 33.3%	18	17	- 5.6%
Closed Sales	12	10	- 16.7%	17	19	+ 11.8%
Days on Market Until Sale	77	86	+ 11.7%	67	131	+ 95.5%
Median Sales Price*	\$89,000	\$88,250	- 0.8%	\$95,000	\$94,000	- 1.1%
Average Sales Price*	\$91,313	\$89,138	- 2.4%	\$93,035	\$105,178	+ 13.1%
Percent of List Price Received*	94.0%	84.2%	- 10.4%	93.6%	88.8%	- 5.1%
Inventory of Homes for Sale	47	61	+ 29.8%	—	—	—
Months Supply of Inventory	4.8	5.7	+ 18.8%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

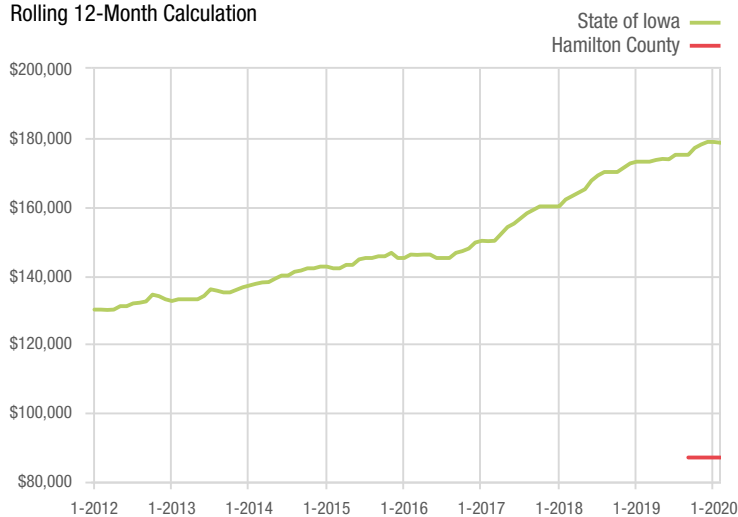
Median Sales Price - Single-Family Detached

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.