

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Henry County

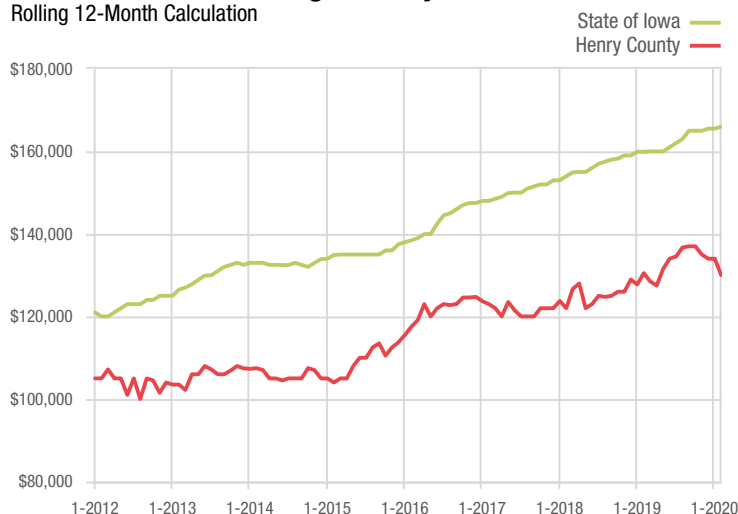
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	35	42	+ 20.0%	67	87	+ 29.9%
Pending Sales	29	52	+ 79.3%	57	97	+ 70.2%
Closed Sales	30	33	+ 10.0%	53	68	+ 28.3%
Days on Market Until Sale	63	69	+ 9.5%	96	86	- 10.4%
Median Sales Price*	\$147,500	<b>\$114,500</b>	- 22.4%	\$137,000	<b>\$117,000</b>	- 14.6%
Average Sales Price*	\$158,895	<b>\$119,423</b>	- 24.8%	\$142,859	<b>\$120,669</b>	- 15.5%
Percent of List Price Received*	96.5%	<b>94.5%</b>	- 2.1%	93.9%	<b>96.0%</b>	+ 2.2%
Inventory of Homes for Sale	140	143	+ 2.1%	—	—	—
Months Supply of Inventory	3.1	3.0	- 3.2%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	50	—
Median Sales Price*	—	—	—	—	<b>\$114,875</b>	—
Average Sales Price*	—	—	—	—	<b>\$114,875</b>	—
Percent of List Price Received*	—	—	—	—	<b>100.4%</b>	—
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	3.0	3.6	+ 20.0%	—	—	—

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

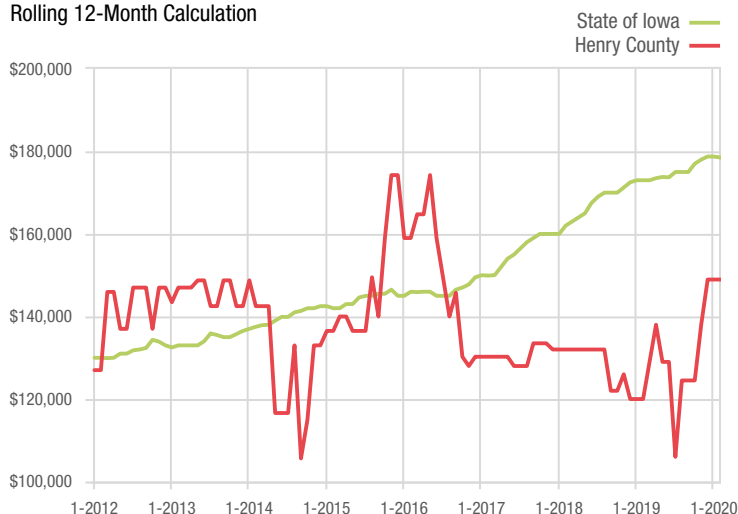
### Median Sales Price - Single-Family Detached

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.