

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

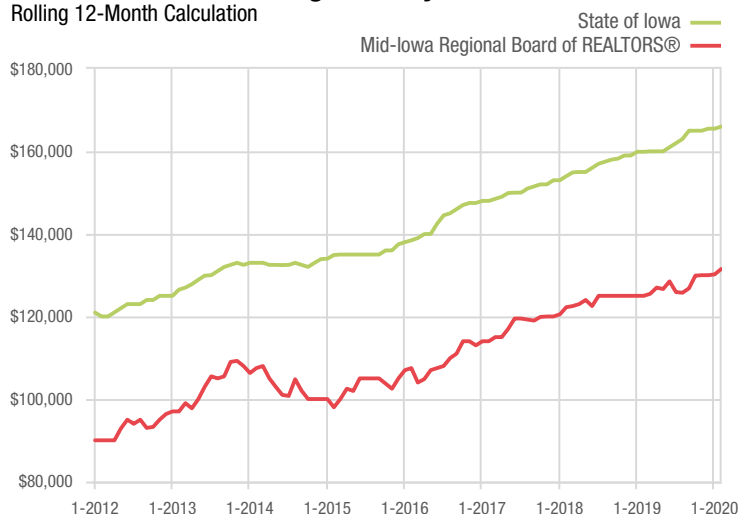
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	86	118	+ 37.2%	189	220	+ 16.4%
Pending Sales	76	95	+ 25.0%	160	184	+ 15.0%
Closed Sales	72	70	- 2.8%	150	141	- 6.0%
Days on Market Until Sale	76	94	+ 23.7%	89	88	- 1.1%
Median Sales Price*	\$129,250	\$140,000	+ 8.3%	\$119,950	\$135,000	+ 12.5%
Average Sales Price*	\$144,999	\$177,363	+ 22.3%	\$134,137	\$150,436	+ 12.2%
Percent of List Price Received*	96.0%	94.4%	- 1.7%	94.7%	94.4%	- 0.3%
Inventory of Homes for Sale	373	363	- 2.7%	—	—	—
Months Supply of Inventory	3.2	3.0	- 6.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	2	5	+ 150.0%	3	9	+ 200.0%
Pending Sales	1	3	+ 200.0%	1	4	+ 300.0%
Closed Sales	0	1	—	3	1	- 66.7%
Days on Market Until Sale	—	26	—	101	26	- 74.3%
Median Sales Price*	—	\$159,900	—	\$217,900	\$159,900	- 26.6%
Average Sales Price*	—	\$159,900	—	\$172,915	\$159,900	- 7.5%
Percent of List Price Received*	—	100.0%	—	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	15	16	+ 6.7%	—	—	—
Months Supply of Inventory	5.8	7.0	+ 20.7%	—	—	—

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

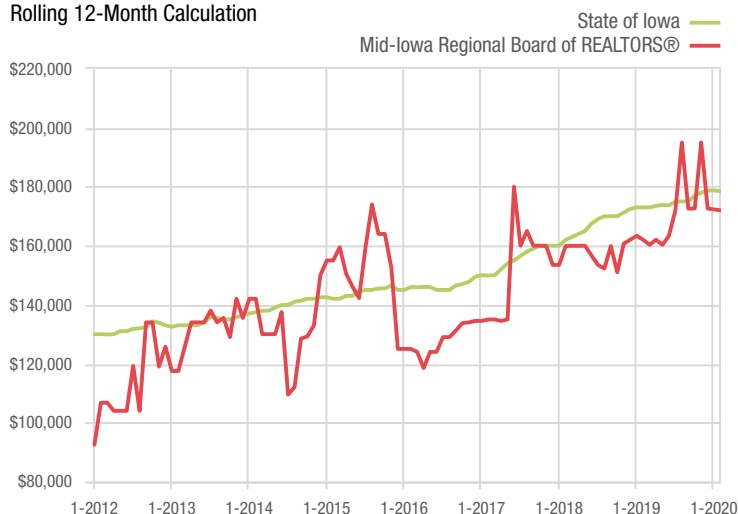
### Median Sales Price - Single-Family Detached

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.