

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

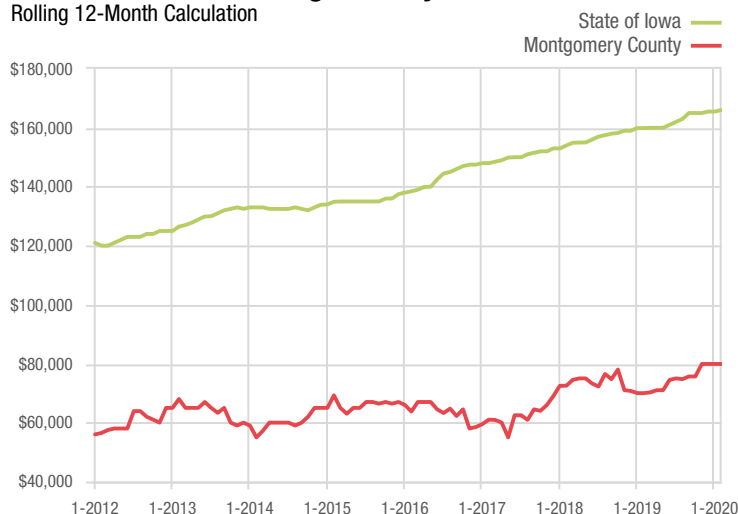
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	5	6	+ 20.0%	9	12	+ 33.3%
Pending Sales	9	8	- 11.1%	16	16	0.0%
Closed Sales	5	3	- 40.0%	10	10	0.0%
Days on Market Until Sale	133	154	+ 15.8%	126	128	+ 1.6%
Median Sales Price*	\$125,000	\$114,500	- 8.4%	\$76,750	\$77,450	+ 0.9%
Average Sales Price*	\$116,700	\$117,500	+ 0.7%	\$94,290	\$87,680	- 7.0%
Percent of List Price Received*	89.6%	90.2%	+ 0.7%	100.0%	90.8%	- 9.2%
Inventory of Homes for Sale	43	32	- 25.6%	—	—	—
Months Supply of Inventory	3.9	3.3	- 15.4%	—	—	—

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	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

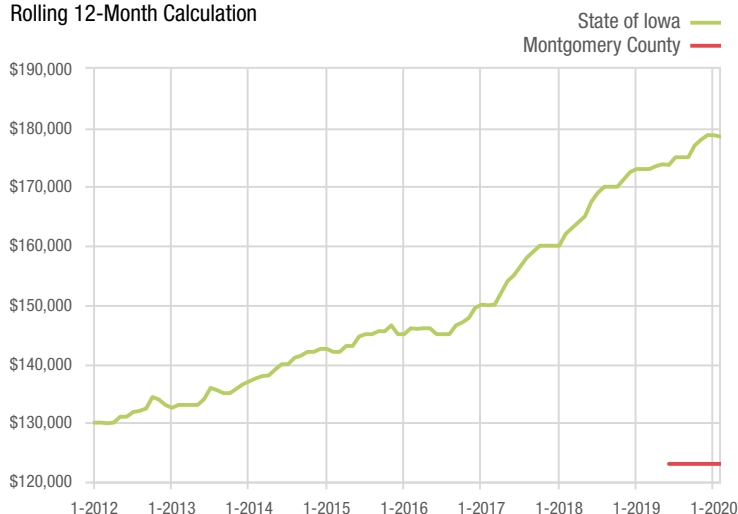
Median Sales Price - Single-Family Detached

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.