

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Story County

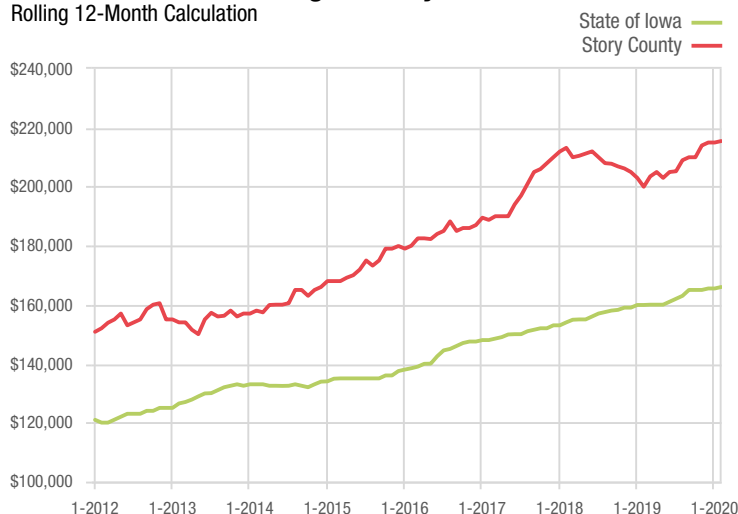
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	83	105	+ 26.5%	175	191	+ 9.1%
Pending Sales	75	72	- 4.0%	120	151	+ 25.8%
Closed Sales	44	41	- 6.8%	86	89	+ 3.5%
Days on Market Until Sale	80	70	- 12.5%	67	76	+ 13.4%
Median Sales Price*	\$176,250	\$205,000	+ 16.3%	\$192,500	\$205,000	+ 6.5%
Average Sales Price*	\$208,486	\$211,400	+ 1.4%	\$215,994	\$215,260	- 0.3%
Percent of List Price Received*	97.2%	96.8%	- 0.4%	96.8%	96.4%	- 0.4%
Inventory of Homes for Sale	284	244	- 14.1%	—	—	—
Months Supply of Inventory	3.5	2.7	- 22.9%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	16	17	+ 6.3%	26	41	+ 57.7%
Pending Sales	8	9	+ 12.5%	18	22	+ 22.2%
Closed Sales	11	7	- 36.4%	12	12	0.0%
Days on Market Until Sale	208	98	- 52.9%	196	81	- 58.7%
Median Sales Price*	\$200,000	\$206,000	+ 3.0%	\$197,500	\$207,000	+ 4.8%
Average Sales Price*	\$196,818	\$199,500	+ 1.4%	\$189,583	\$205,208	+ 8.2%
Percent of List Price Received*	94.3%	94.5%	+ 0.2%	94.1%	95.9%	+ 1.9%
Inventory of Homes for Sale	55	59	+ 7.3%	—	—	—
Months Supply of Inventory	4.7	4.6	- 2.1%	—	—	—

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

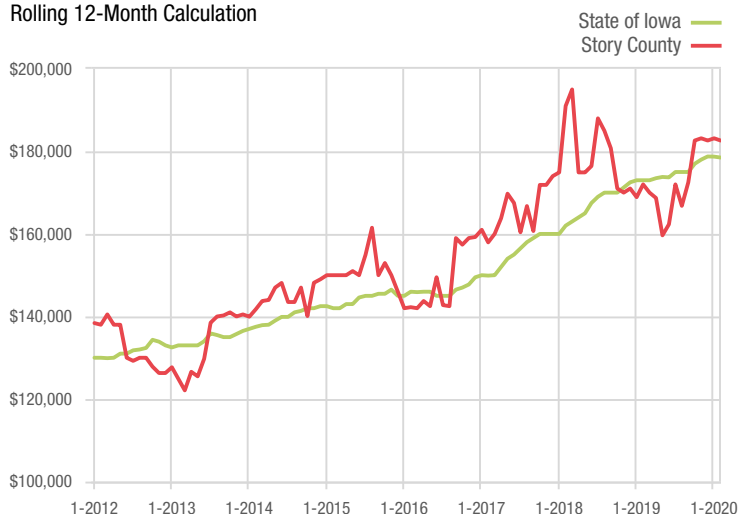
### Median Sales Price - Single-Family Detached

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.