

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Washington County

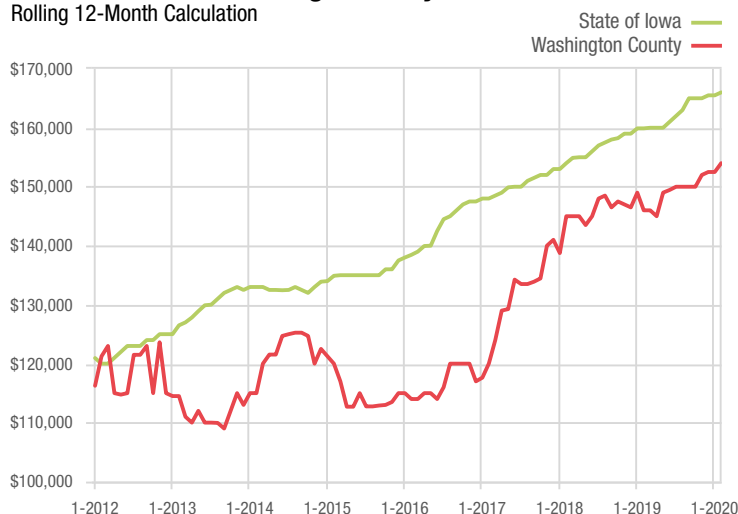
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	20	22	+ 10.0%	50	41	- 18.0%
Pending Sales	14	11	- 21.4%	29	34	+ 17.2%
Closed Sales	16	19	+ 18.8%	28	31	+ 10.7%
Days on Market Until Sale	96	73	- 24.0%	72	62	- 13.9%
Median Sales Price*	\$138,125	<b>\$167,500</b>	+ 21.3%	\$148,500	<b>\$167,500</b>	+ 12.8%
Average Sales Price*	\$142,737	<b>\$175,674</b>	+ 23.1%	\$156,743	<b>\$166,748</b>	+ 6.4%
Percent of List Price Received*	93.1%	<b>99.0%</b>	+ 6.3%	94.7%	<b>96.8%</b>	+ 2.2%
Inventory of Homes for Sale	79	85	+ 7.6%	—	—	—
Months Supply of Inventory	3.6	3.4	- 5.6%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	2	6	+ 200.0%	6	8	+ 33.3%
Pending Sales	2	2	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	1	4	+ 300.0%
Days on Market Until Sale	107	24	- 77.6%	107	38	- 64.5%
Median Sales Price*	\$234,500	<b>\$120,000</b>	- 48.8%	\$234,500	<b>\$148,500</b>	- 36.7%
Average Sales Price*	\$234,500	<b>\$120,000</b>	- 48.8%	\$234,500	<b>\$163,750</b>	- 30.2%
Percent of List Price Received*	117.5%	<b>100.1%</b>	- 14.8%	117.5%	<b>96.6%</b>	- 17.8%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

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

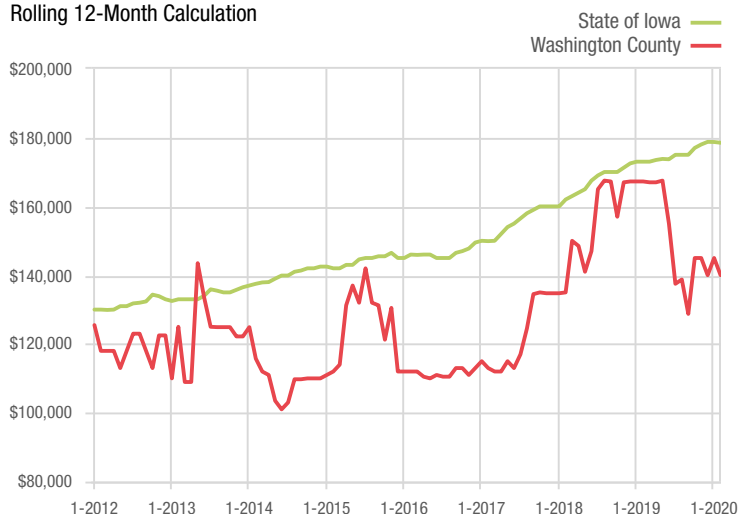
### Median Sales Price - Single-Family Detached

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.