

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

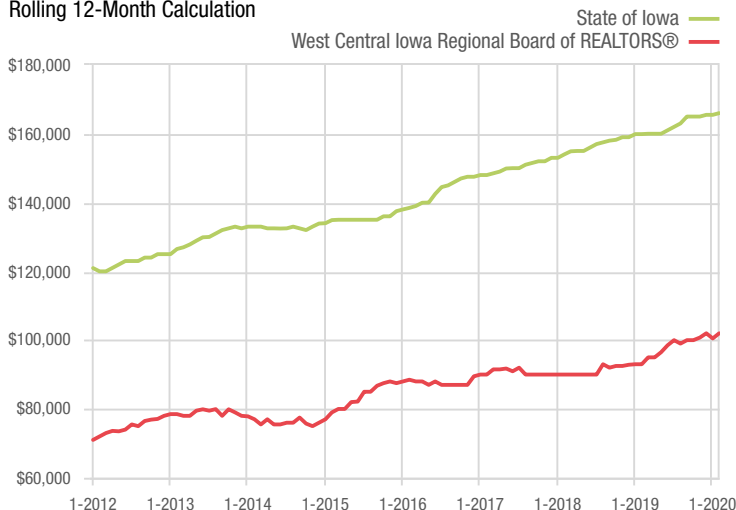
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	123	158	+ 28.5%	250	277	+ 10.8%
Pending Sales	118	115	- 2.5%	206	223	+ 8.3%
Closed Sales	81	96	+ 18.5%	152	168	+ 10.5%
Days on Market Until Sale	113	109	- 3.5%	123	106	- 13.8%
Median Sales Price*	\$95,000	\$105,000	+ 10.5%	\$91,000	\$88,500	- 2.7%
Average Sales Price*	\$127,894	\$132,431	+ 3.5%	\$121,155	\$120,883	- 0.2%
Percent of List Price Received*	94.6%	95.0%	+ 0.4%	93.6%	94.0%	+ 0.4%
Inventory of Homes for Sale	727	631	- 13.2%	—	—	—
Months Supply of Inventory	5.4	4.4	- 18.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	1	7	+ 600.0%	3	11	+ 266.7%
Pending Sales	0	4	—	0	8	—
Closed Sales	0	2	—	0	6	—
Days on Market Until Sale	—	46	—	—	84	—
Median Sales Price*	—	\$149,750	—	—	\$126,250	—
Average Sales Price*	—	\$149,750	—	—	\$121,583	—
Percent of List Price Received*	—	88.4%	—	—	89.7%	—
Inventory of Homes for Sale	7	18	+ 157.1%	—	—	—
Months Supply of Inventory	4.4	6.4	+ 45.5%	—	—	—

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

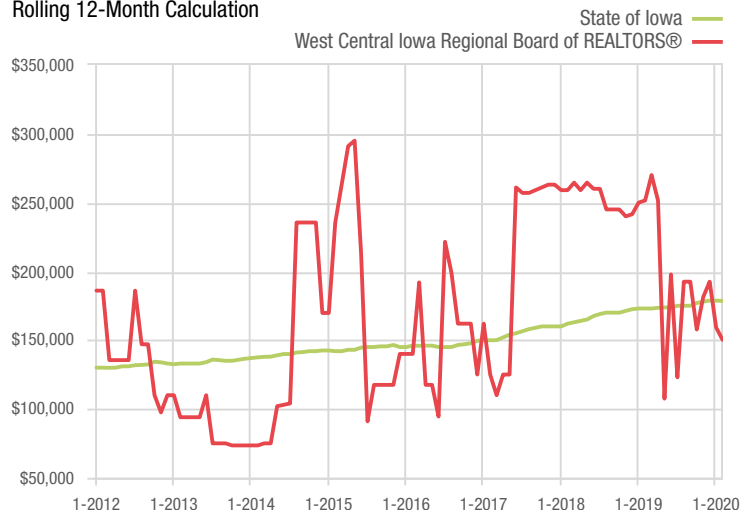
### Median Sales Price - Single-Family Detached

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.