

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Decatur County

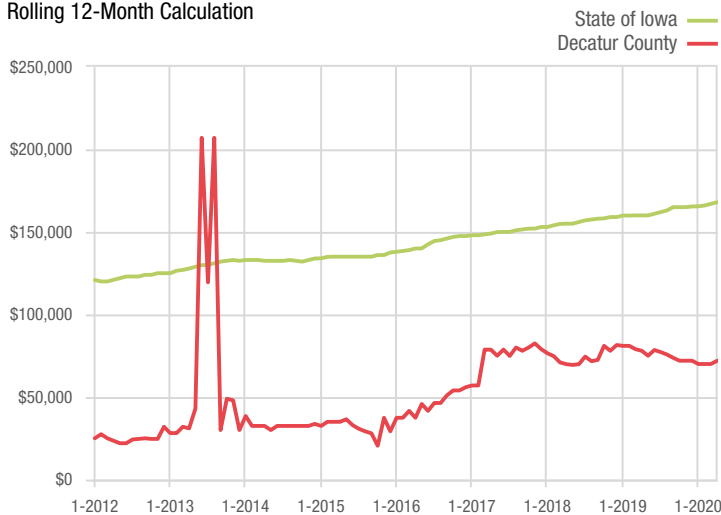
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	10	7	- 30.0%	30	27	- 10.0%
Pending Sales	6	5	- 16.7%	21	16	- 23.8%
Closed Sales	6	1	- 83.3%	18	14	- 22.2%
Days on Market Until Sale	219	129	- 41.1%	203	138	- 32.0%
Median Sales Price*	\$42,500	\$160,000	+ 276.5%	\$56,500	\$59,000	+ 4.4%
Average Sales Price*	\$52,517	\$160,000	+ 204.7%	\$79,533	\$70,571	- 11.3%
Percent of List Price Received*	83.0%	80.0%	- 3.6%	87.3%	87.8%	+ 0.6%
Inventory of Homes for Sale	47	51	+ 8.5%	—	—	—
Months Supply of Inventory	9.8	10.9	+ 11.2%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% 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.

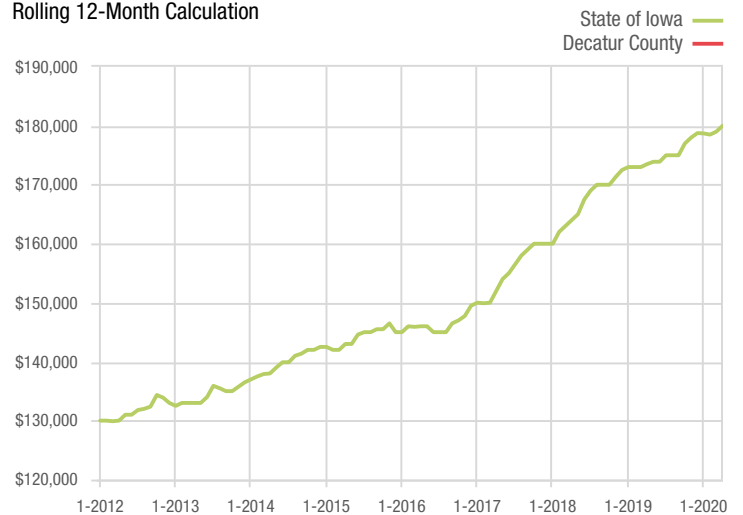
Median Sales Price - Single-Family Detached

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.