

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

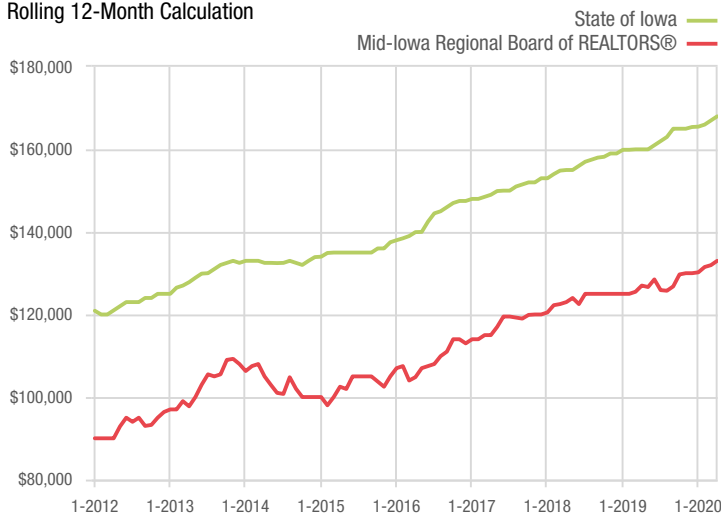
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	223	125	- 43.9%	551	503	- 8.7%
Pending Sales	133	122	- 8.3%	392	415	+ 5.9%
Closed Sales	94	105	+ 11.7%	320	332	+ 3.8%
Days on Market Until Sale	128	67	- 47.7%	98	82	- 16.3%
Median Sales Price*	\$130,000	\$148,900	+ 14.5%	\$123,000	\$134,500	+ 9.3%
Average Sales Price*	\$139,634	\$170,654	+ 22.2%	\$134,010	\$153,949	+ 14.9%
Percent of List Price Received*	94.4%	95.5%	+ 1.2%	94.9%	94.8%	- 0.1%
Inventory of Homes for Sale	450	341	- 24.2%	—	—	—
Months Supply of Inventory	4.0	2.9	- 27.5%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	2	0	- 100.0%	8	13	+ 62.5%
Pending Sales	2	2	0.0%	5	9	+ 80.0%
Closed Sales	1	1	0.0%	6	6	0.0%
Days on Market Until Sale	193	48	- 75.1%	147	27	- 81.6%
Median Sales Price*	\$199,900	\$203,900	+ 2.0%	\$174,950	\$189,450	+ 8.3%
Average Sales Price*	\$199,900	\$203,900	+ 2.0%	\$165,607	\$192,367	+ 16.2%
Percent of List Price Received*	100.0%	88.7%	- 11.3%	95.9%	97.8%	+ 2.0%
Inventory of Homes for Sale	15	11	- 26.7%	—	—	—
Months Supply of Inventory	6.5	4.6	- 29.2%	—	—	—

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

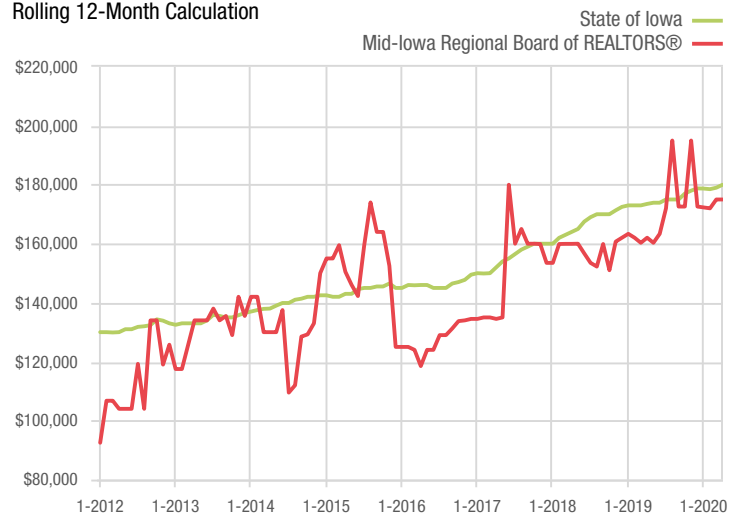
### Median Sales Price - Single-Family Detached

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.