

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

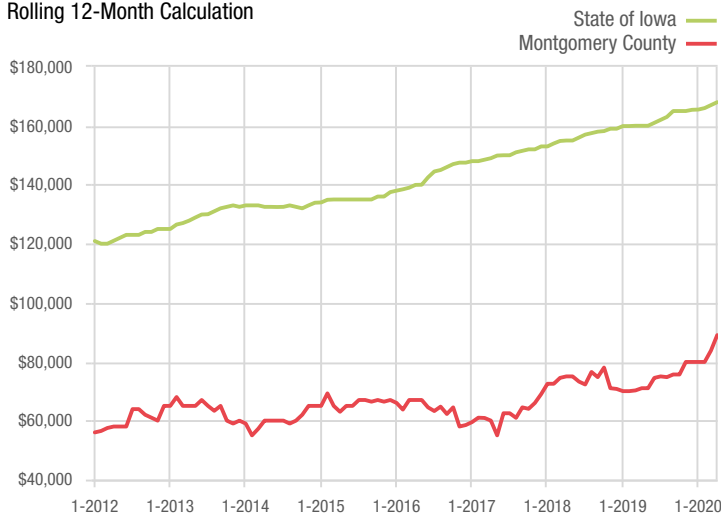
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	15	11	- 26.7%	31	38	+ 22.6%
Pending Sales	11	6	- 45.5%	36	32	- 11.1%
Closed Sales	14	10	- 28.6%	35	30	- 14.3%
Days on Market Until Sale	171	192	+ 12.3%	137	143	+ 4.4%
Median Sales Price*	\$74,000	\$87,000	+ 17.6%	\$75,000	\$87,000	+ 16.0%
Average Sales Price*	\$73,725	\$135,035	+ 83.2%	\$86,270	\$116,130	+ 34.6%
Percent of List Price Received*	92.1%	95.1%	+ 3.3%	96.4%	94.1%	- 2.4%
Inventory of Homes for Sale	43	32	- 25.6%	—	—	—
Months Supply of Inventory	4.1	3.4	- 17.1%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	0	—	—	0	—
Median Sales Price*	—	\$385,000	—	—	\$385,000	—
Average Sales Price*	—	\$385,000	—	—	\$385,000	—
Percent of List Price Received*	—	90.6%	—	—	90.6%	—
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.

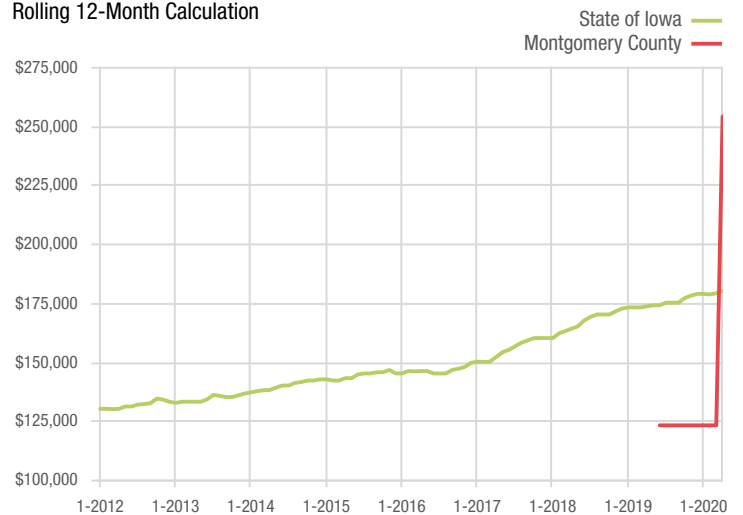
Median Sales Price - Single-Family Detached

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.