

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

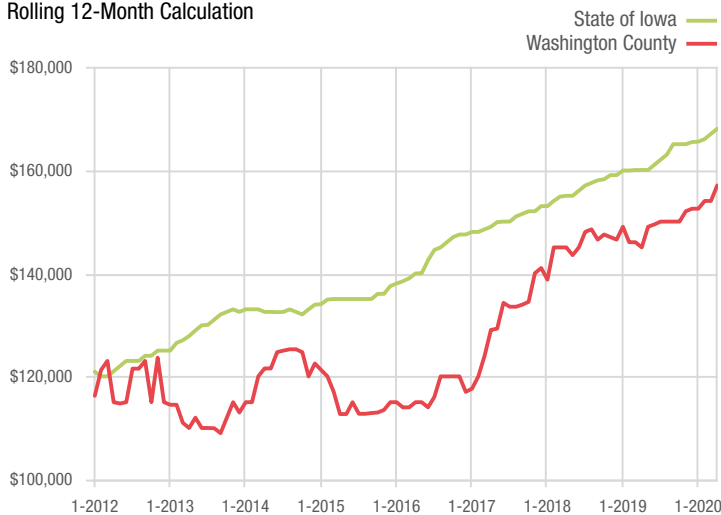
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	50	28	- 44.0%	132	110	- 16.7%
Pending Sales	31	34	+ 9.7%	80	86	+ 7.5%
Closed Sales	21	21	0.0%	65	72	+ 10.8%
Days on Market Until Sale	73	63	- 13.7%	70	66	- 5.7%
Median Sales Price*	\$131,750	\$160,000	+ 21.4%	\$133,625	\$153,250	+ 14.7%
Average Sales Price*	\$150,340	\$196,738	+ 30.9%	\$147,125	\$166,231	+ 13.0%
Percent of List Price Received*	97.5%	95.5%	- 2.1%	94.9%	95.8%	+ 0.9%
Inventory of Homes for Sale	96	85	- 11.5%	—	—	—
Months Supply of Inventory	4.2	3.4	- 19.0%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	4	0	- 100.0%	13	9	- 30.8%
Pending Sales	3	2	- 33.3%	6	5	- 16.7%
Closed Sales	1	2	+ 100.0%	4	6	+ 50.0%
Days on Market Until Sale	77	36	- 53.2%	107	37	- 65.4%
Median Sales Price*	\$155,000	\$210,250	+ 35.6%	\$194,650	\$187,500	- 3.7%
Average Sales Price*	\$155,000	\$210,250	+ 35.6%	\$184,700	\$179,250	- 3.0%
Percent of List Price Received*	93.9%	97.9%	+ 4.3%	107.8%	97.1%	- 9.9%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	5.0	2.3	- 54.0%	—	—	—

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

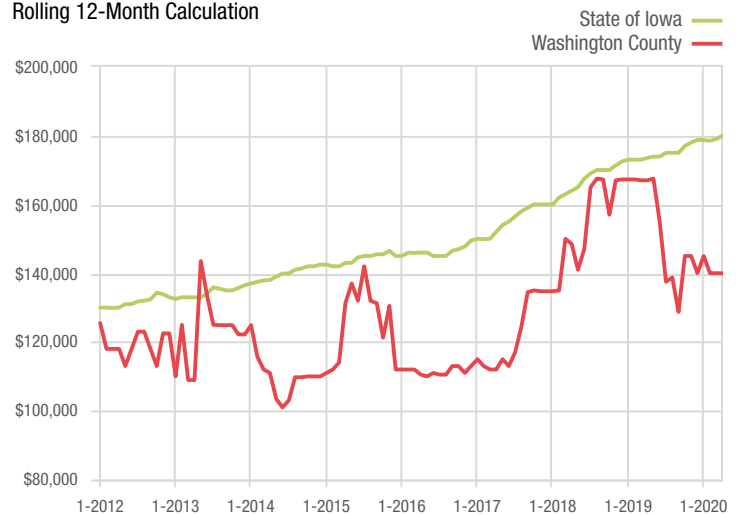
Median Sales Price - Single-Family Detached

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.