

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

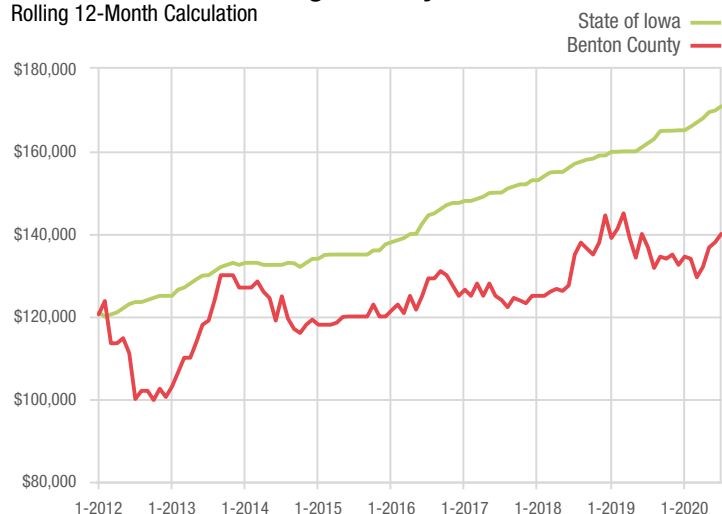
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	50	35	- 30.0%	245	217	- 11.4%
Pending Sales	33	32	- 3.0%	181	195	+ 7.7%
Closed Sales	37	37	0.0%	168	168	0.0%
Days on Market Until Sale	51	42	- 17.6%	64	64	0.0%
Median Sales Price*	\$140,000	\$167,500	+ 19.6%	\$136,730	\$156,250	+ 14.3%
Average Sales Price*	\$140,079	\$193,331	+ 38.0%	\$152,439	\$167,413	+ 9.8%
Percent of List Price Received*	93.9%	98.4%	+ 4.8%	95.5%	96.1%	+ 0.6%
Inventory of Homes for Sale	86	59	- 31.4%	—	—	—
Months Supply of Inventory	3.6	2.3	- 36.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	0	- 100.0%	6	8	+ 33.3%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	0	0	0.0%	8	2	- 75.0%
Days on Market Until Sale	—	—	—	131	27	- 79.4%
Median Sales Price*	—	—	—	\$176,200	\$219,450	+ 24.5%
Average Sales Price*	—	—	—	\$168,881	\$219,450	+ 29.9%
Percent of List Price Received*	—	—	—	96.0%	94.9%	- 1.1%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	5.1	5.1	0.0%	—	—	—

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

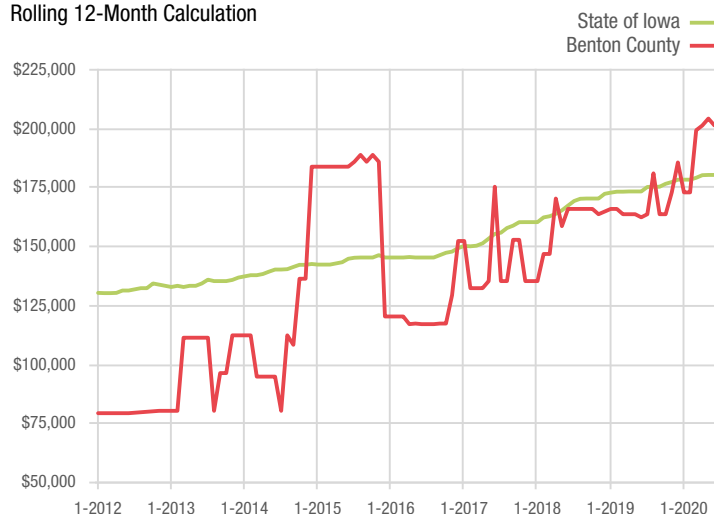
Median Sales Price - Single-Family Detached

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.