

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

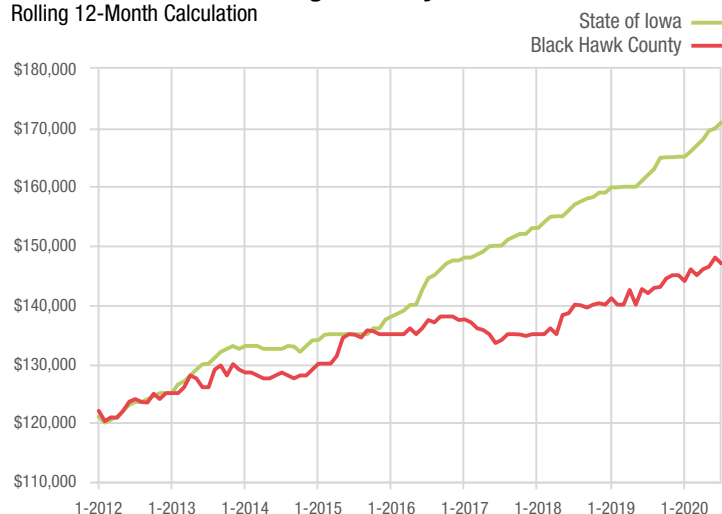
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	209	186	- 11.0%	1,320	1,277	- 3.3%
Pending Sales	170	175	+ 2.9%	1,023	1,090	+ 6.5%
Closed Sales	157	160	+ 1.9%	899	938	+ 4.3%
Days on Market Until Sale	32	42	+ 31.3%	45	44	- 2.2%
Median Sales Price*	\$157,500	\$139,750	- 11.3%	\$141,950	\$143,500	+ 1.1%
Average Sales Price*	\$174,949	\$169,141	- 3.3%	\$164,573	\$168,074	+ 2.1%
Percent of List Price Received*	97.6%	97.5%	- 0.1%	97.1%	96.8%	- 0.3%
Inventory of Homes for Sale	381	307	- 19.4%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	27	17	- 37.0%	146	137	- 6.2%
Pending Sales	18	14	- 22.2%	123	126	+ 2.4%
Closed Sales	22	22	0.0%	109	112	+ 2.8%
Days on Market Until Sale	47	43	- 8.5%	49	41	- 16.3%
Median Sales Price*	\$190,250	\$155,000	- 18.5%	\$156,000	\$152,750	- 2.1%
Average Sales Price*	\$179,891	\$158,259	- 12.0%	\$162,051	\$160,670	- 0.9%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	97.8%	97.9%	+ 0.1%
Inventory of Homes for Sale	36	30	- 16.7%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

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

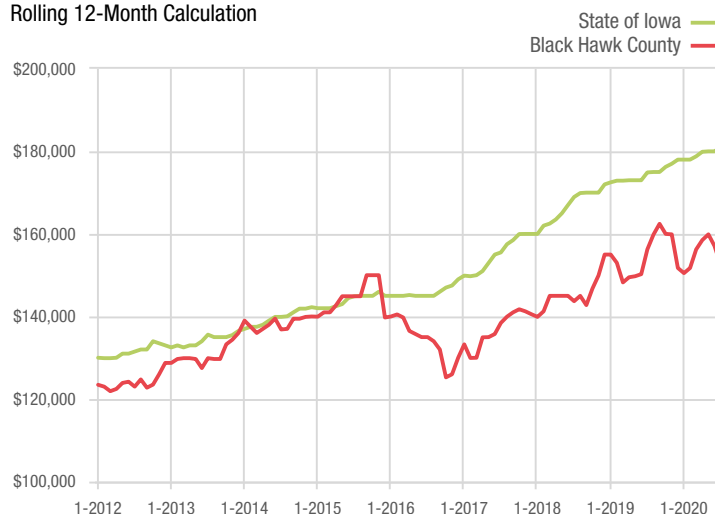
Median Sales Price - Single-Family Detached

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.