

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

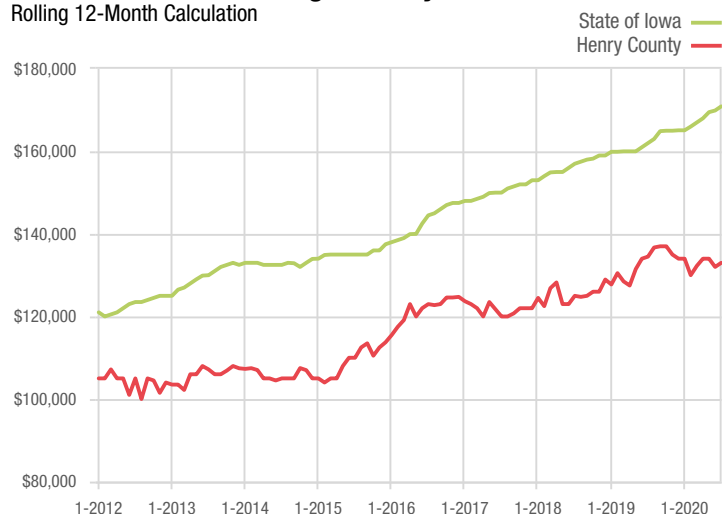
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	81	70	- 13.6%	465	406	- 12.7%
Pending Sales	55	87	+ 58.2%	316	387	+ 22.5%
Closed Sales	58	65	+ 12.1%	285	316	+ 10.9%
Days on Market Until Sale	50	71	+ 42.0%	68	74	+ 8.8%
Median Sales Price*	\$127,000	\$131,000	+ 3.1%	\$134,500	\$132,000	- 1.9%
Average Sales Price*	\$135,881	\$153,523	+ 13.0%	\$142,123	\$143,766	+ 1.2%
Percent of List Price Received*	96.8%	95.7%	- 1.1%	95.4%	96.1%	+ 0.7%
Inventory of Homes for Sale	207	122	- 41.1%	—	—	—
Months Supply of Inventory	4.7	2.4	- 48.9%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	1	- 50.0%	5	6	+ 20.0%
Pending Sales	2	1	- 50.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Days on Market Until Sale	205	0	- 100.0%	76	29	- 61.8%
Median Sales Price*	\$70,000	\$36,000	- 48.6%	\$138,000	\$97,000	- 29.7%
Average Sales Price*	\$70,000	\$36,000	- 48.6%	\$122,633	\$106,550	- 13.1%
Percent of List Price Received*	93.3%	90.0%	- 3.5%	97.3%	95.6%	- 1.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

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

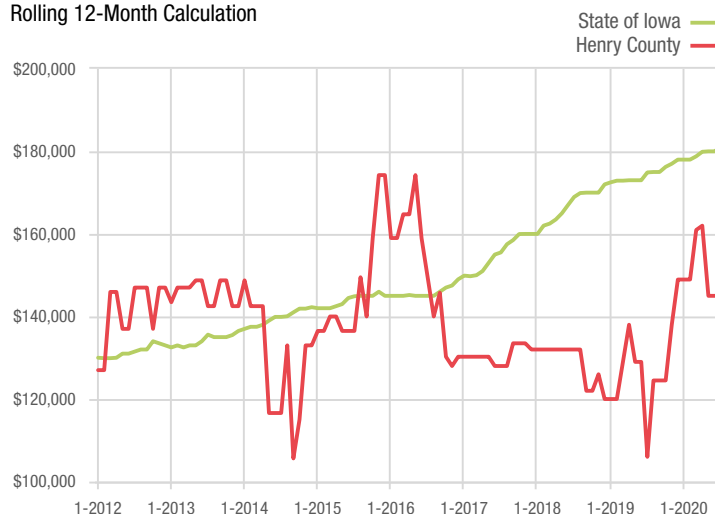
Median Sales Price - Single-Family Detached

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.