

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa County

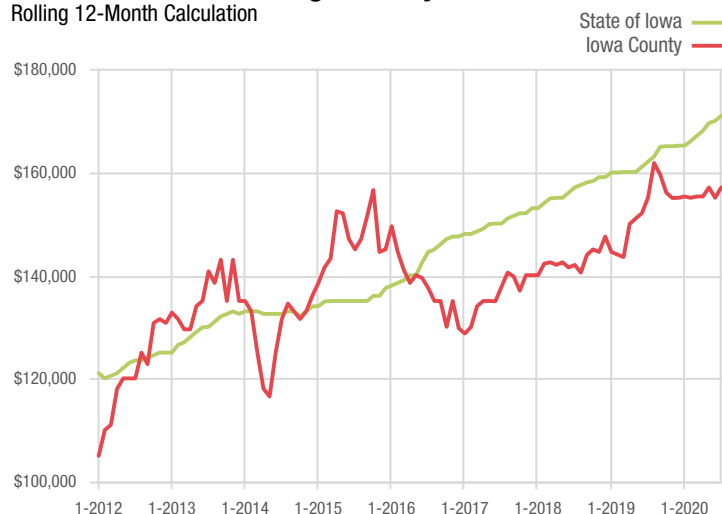
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	23	33	+ 43.5%	123	169	+ 37.4%
Pending Sales	25	25	0.0%	101	137	+ 35.6%
Closed Sales	18	34	+ 88.9%	87	117	+ 34.5%
Days on Market Until Sale	60	41	- 31.7%	58	47	- 19.0%
Median Sales Price*	\$179,000	\$172,750	- 3.5%	\$155,000	\$162,000	+ 4.5%
Average Sales Price*	\$212,479	\$211,358	- 0.5%	\$174,315	\$187,649	+ 7.6%
Percent of List Price Received*	94.7%	99.1%	+ 4.6%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	43	43	0.0%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	5	—	8	11	+ 37.5%
Pending Sales	1	2	+ 100.0%	5	8	+ 60.0%
Closed Sales	1	2	+ 100.0%	4	7	+ 75.0%
Days on Market Until Sale	21	22	+ 4.8%	43	39	- 9.3%
Median Sales Price*	\$225,000	\$114,200	- 49.2%	\$209,000	\$175,000	- 16.3%
Average Sales Price*	\$225,000	\$114,200	- 49.2%	\$203,750	\$160,700	- 21.1%
Percent of List Price Received*	97.8%	100.2%	+ 2.5%	97.2%	99.6%	+ 2.5%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	1.4	4.1	+ 192.9%	—	—	—

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

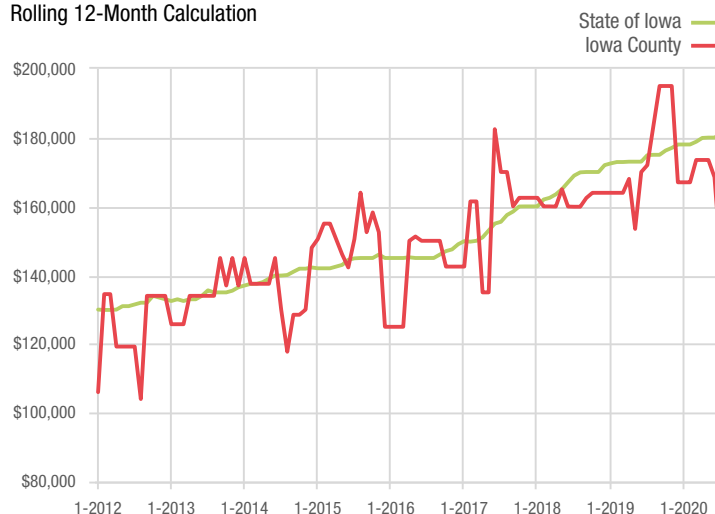
Median Sales Price - Single-Family Detached

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.