

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

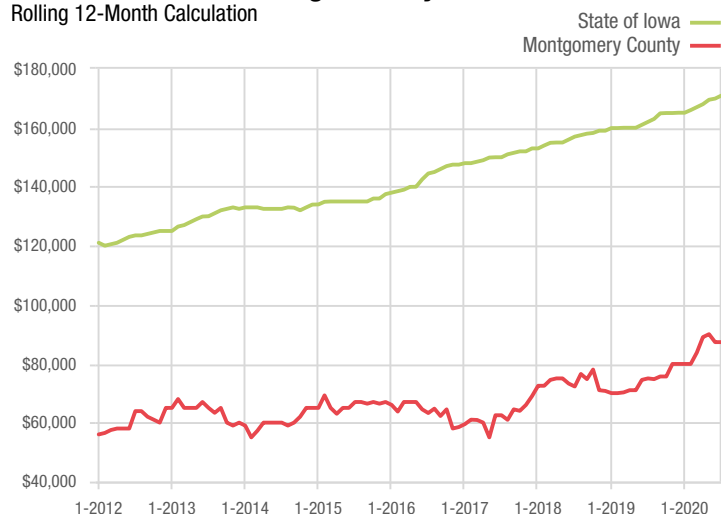
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	15	9	- 40.0%	84	67	- 20.2%
Pending Sales	12	9	- 25.0%	74	65	- 12.2%
Closed Sales	15	13	- 13.3%	71	63	- 11.3%
Days on Market Until Sale	139	64	- 54.0%	123	99	- 19.5%
Median Sales Price*	\$95,000	\$102,500	+ 7.9%	\$81,450	\$89,000	+ 9.3%
Average Sales Price*	\$109,767	\$116,300	+ 6.0%	\$97,375	\$111,503	+ 14.5%
Percent of List Price Received*	86.7%	96.7%	+ 11.5%	93.3%	95.1%	+ 1.9%
Inventory of Homes for Sale	46	25	- 45.7%	—	—	—
Months Supply of Inventory	4.5	2.8	- 37.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	17	0	- 100.0%
Median Sales Price*	—	—	—	\$123,000	\$385,000	+ 213.0%
Average Sales Price*	—	—	—	\$123,000	\$385,000	+ 213.0%
Percent of List Price Received*	—	—	—	97.7%	90.6%	- 7.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

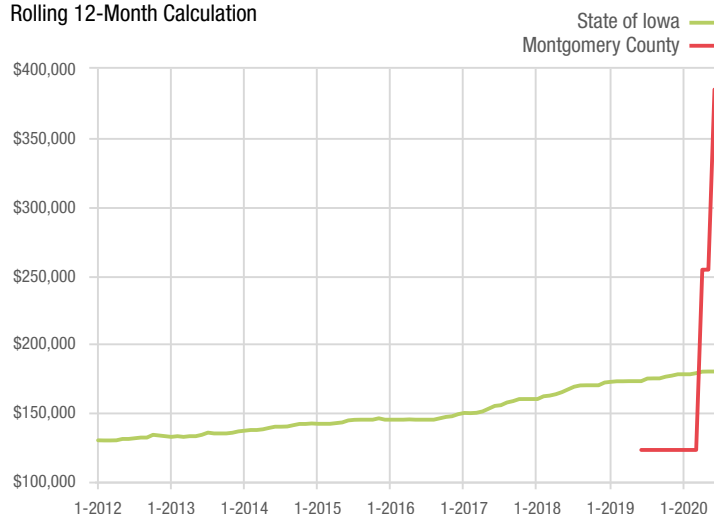
Median Sales Price - Single-Family Detached

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.