

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

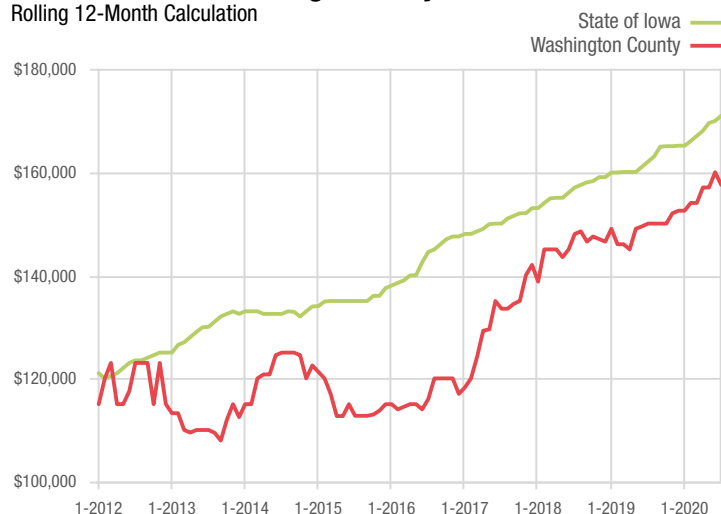
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	32	41	+ 28.1%	238	210	- 11.8%
Pending Sales	27	27	0.0%	170	172	+ 1.2%
Closed Sales	39	32	- 17.9%	167	161	- 3.6%
Days on Market Until Sale	54	60	+ 11.1%	62	70	+ 12.9%
Median Sales Price*	\$175,000	\$148,000	- 15.4%	\$152,250	\$163,000	+ 7.1%
Average Sales Price*	\$184,192	\$171,884	- 6.7%	\$163,328	\$175,544	+ 7.5%
Percent of List Price Received*	96.7%	98.5%	+ 1.9%	96.2%	96.4%	+ 0.2%
Inventory of Homes for Sale	91	77	- 15.4%	—	—	—
Months Supply of Inventory	4.0	3.1	- 22.5%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	3	+ 200.0%	22	13	- 40.9%
Pending Sales	3	4	+ 33.3%	16	10	- 37.5%
Closed Sales	2	2	0.0%	15	10	- 33.3%
Days on Market Until Sale	109	164	+ 50.5%	77	69	- 10.4%
Median Sales Price*	\$123,500	\$225,000	+ 82.2%	\$137,500	\$187,500	+ 36.4%
Average Sales Price*	\$123,500	\$225,000	+ 82.2%	\$146,319	\$186,750	+ 27.6%
Percent of List Price Received*	95.8%	95.5%	- 0.3%	100.7%	97.2%	- 3.5%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

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

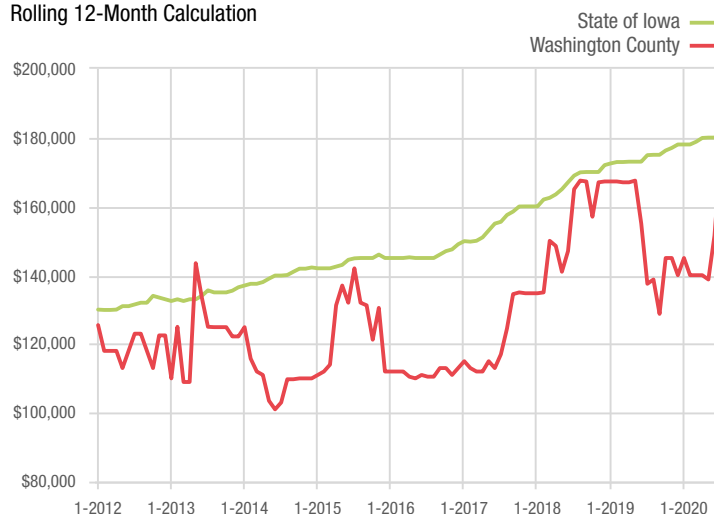
Median Sales Price - Single-Family Detached

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.