

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Woodbury County

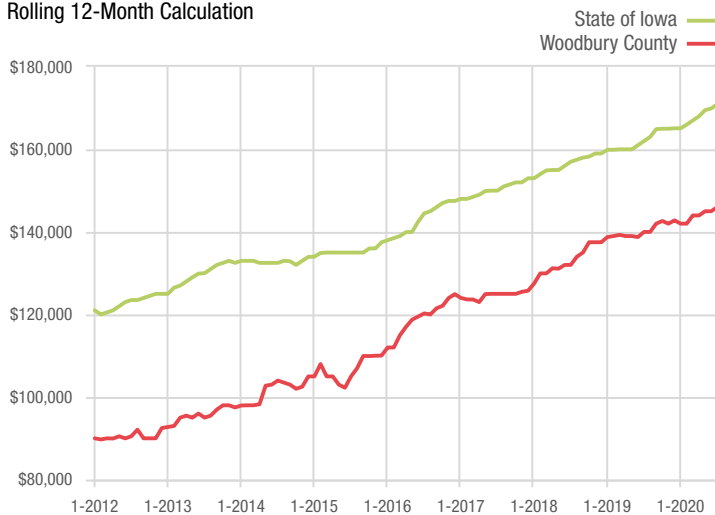
Single-Family Detached	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	140	128	- 8.6%	750	766	+ 2.1%
Pending Sales	127	122	- 3.9%	650	718	+ 10.5%
Closed Sales	104	117	+ 12.5%	555	601	+ 8.3%
Days on Market Until Sale	30	35	+ 16.7%	42	48	+ 14.3%
Median Sales Price*	\$155,500	\$160,500	+ 3.2%	\$141,000	\$147,500	+ 4.6%
Average Sales Price*	\$177,397	\$187,055	+ 5.4%	\$158,415	\$168,893	+ 6.6%
Percent of List Price Received*	98.7%	98.7%	0.0%	97.7%	97.4%	- 0.3%
Inventory of Homes for Sale	173	151	- 12.7%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	7	11	+ 57.1%	67	71	+ 6.0%
Pending Sales	6	11	+ 83.3%	56	44	- 21.4%
Closed Sales	5	10	+ 100.0%	41	44	+ 7.3%
Days on Market Until Sale	80	86	+ 7.5%	89	81	- 9.0%
Median Sales Price*	\$250,000	\$279,450	+ 11.8%	\$196,000	\$265,411	+ 35.4%
Average Sales Price*	\$230,970	\$283,237	+ 22.6%	\$204,034	\$256,134	+ 25.5%
Percent of List Price Received*	98.4%	101.1%	+ 2.7%	98.3%	100.2%	+ 1.9%
Inventory of Homes for Sale	39	46	+ 17.9%	—	—	—
Months Supply of Inventory	5.7	6.2	+ 8.8%	—	—	—

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

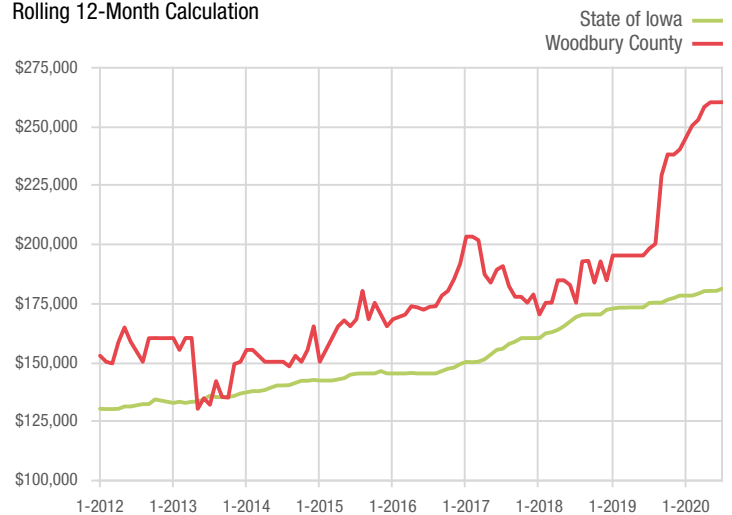
Median Sales Price - Single-Family Detached

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.