Local Market Update – August 2020

A Research Tool Provided by Iowa Association of REALTORS®

Montgomery County

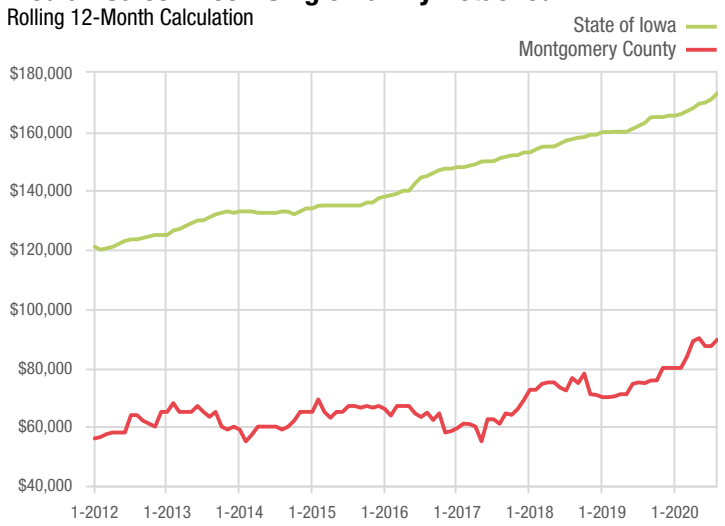
Single-Family Detached	August			Year to Date		
Key Metrics	**2019**	**2020**	**% Change**	**Thru 8-2019**	**Thru 8-2020**	**% Change**
New Listings	14	**13**	- 7.1%	98	**80**	- 18.4%
Pending Sales	6	**8**	+ 33.3%	80	**74**	- 7.5%
Closed Sales	8	**8**	0.0%	79	**73**	- 7.6%
Days on Market Until Sale	149	**36**	- 75.8%	126	**91**	- 27.8%
Median Sales Price*	$67,250	**$109,250**	+ 62.5%	$77,950	**$90,250**	+ 15.8%
Average Sales Price*	$71,488	**$99,645**	+ 39.4%	$94,720	**$110,279**	+ 16.4%
Percent of List Price Received*	92.1%	**94.1%**	+ 2.2%	93.2%	**94.9%**	+ 1.8%
Inventory of Homes for Sale	52	**28**	- 46.2%	—	**—**	—
Months Supply of Inventory	5.4	**3.0**	- 44.4%	—	**—**	—

Townhouse-Condo	August			Year to Date		
Key Metrics	**2019**	**2020**	**% Change**	**Thru 8-2019**	**Thru 8-2020**	**% 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.

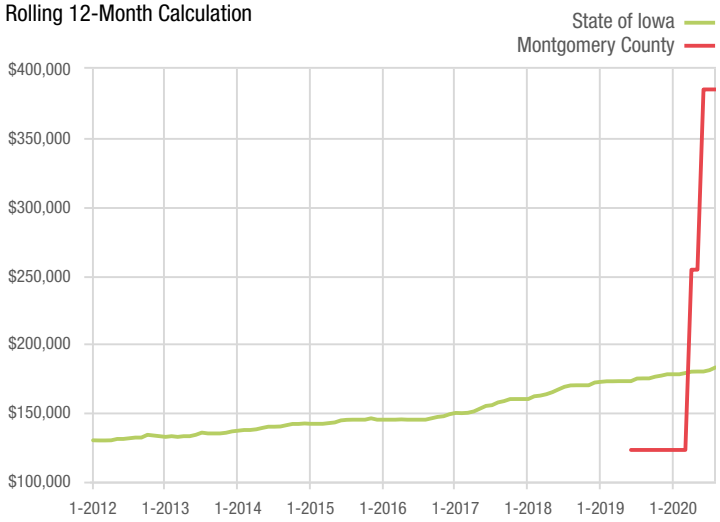
Median Sales Price - Single-Family Detached

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.

Current as of September 15, 2020. All data from the multiple listing services in the state of Iowa. | Report © 2020 ShowingTime.