

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

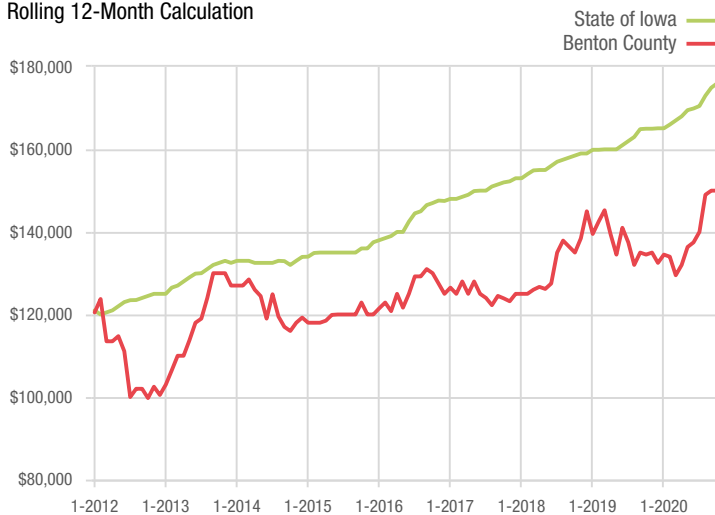
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	30	30	0.0%	365	287	- 21.4%
Pending Sales	33	21	- 36.4%	262	255	- 2.7%
Closed Sales	23	13	- 43.5%	250	243	- 2.8%
Days on Market Until Sale	46	91	+ 97.8%	61	60	- 1.6%
Median Sales Price*	\$118,000	\$130,000	+ 10.2%	\$133,750	\$153,000	+ 14.4%
Average Sales Price*	\$186,280	\$150,877	- 19.0%	\$155,597	\$167,589	+ 7.7%
Percent of List Price Received*	97.2%	91.3%	- 6.1%	95.9%	96.5%	+ 0.6%
Inventory of Homes for Sale	96	54	- 43.8%	—	—	—
Months Supply of Inventory	3.8	2.2	- 42.1%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	8	14	+ 75.0%
Pending Sales	0	0	0.0%	8	9	+ 12.5%
Closed Sales	0	1	—	11	6	- 45.5%
Days on Market Until Sale	—	32	—	203	45	- 77.8%
Median Sales Price*	—	\$282,000	—	\$172,598	\$220,000	+ 27.5%
Average Sales Price*	—	\$282,000	—	\$161,683	\$228,317	+ 41.2%
Percent of List Price Received*	—	98.1%	—	97.0%	96.6%	- 0.4%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	4.1	4.2	+ 2.4%	—	—	—

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

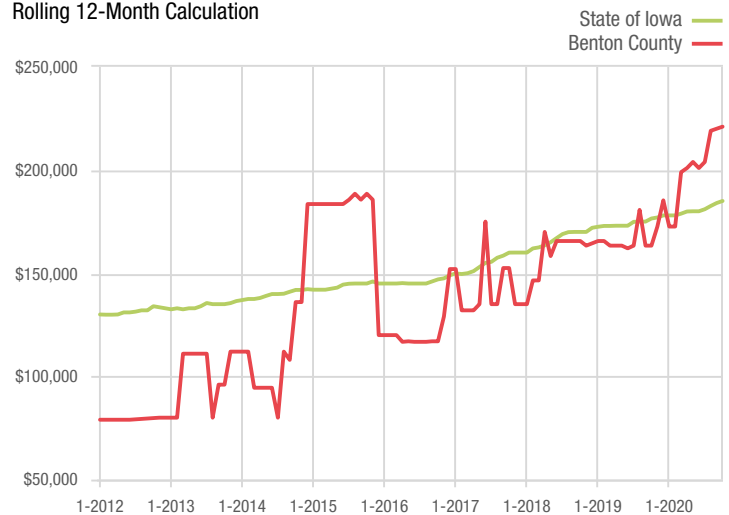
Median Sales Price - Single-Family Detached

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.