

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

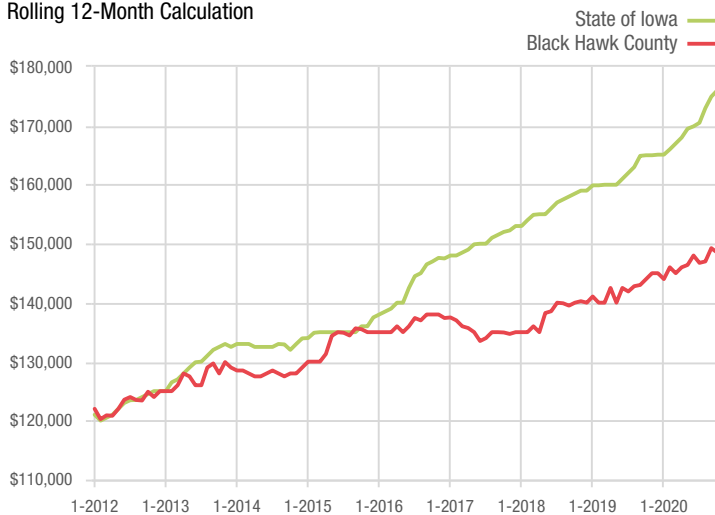
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	185	212	+ 14.6%	1,896	1,877	- 1.0%
Pending Sales	132	161	+ 22.0%	1,409	1,572	+ 11.6%
Closed Sales	138	175	+ 26.8%	1,361	1,460	+ 7.3%
Days on Market Until Sale	43	35	- 18.6%	44	41	- 6.8%
Median Sales Price*	\$140,400	\$142,250	+ 1.3%	\$145,000	\$148,500	+ 2.4%
Average Sales Price*	\$177,270	\$166,930	- 5.8%	\$170,065	\$172,021	+ 1.2%
Percent of List Price Received*	97.1%	97.5%	+ 0.4%	97.2%	97.0%	- 0.2%
Inventory of Homes for Sale	443	320	- 27.8%	—	—	—
Months Supply of Inventory	3.3	2.2	- 33.3%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	22	21	- 4.5%	211	192	- 9.0%
Pending Sales	12	19	+ 58.3%	159	171	+ 7.5%
Closed Sales	10	14	+ 40.0%	152	162	+ 6.6%
Days on Market Until Sale	21	34	+ 61.9%	41	37	- 9.8%
Median Sales Price*	\$142,400	\$161,500	+ 13.4%	\$158,075	\$155,000	- 1.9%
Average Sales Price*	\$148,110	\$172,201	+ 16.3%	\$161,747	\$163,766	+ 1.2%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	97.8%	98.3%	+ 0.5%
Inventory of Homes for Sale	49	29	- 40.8%	—	—	—
Months Supply of Inventory	3.3	1.8	- 45.5%	—	—	—

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

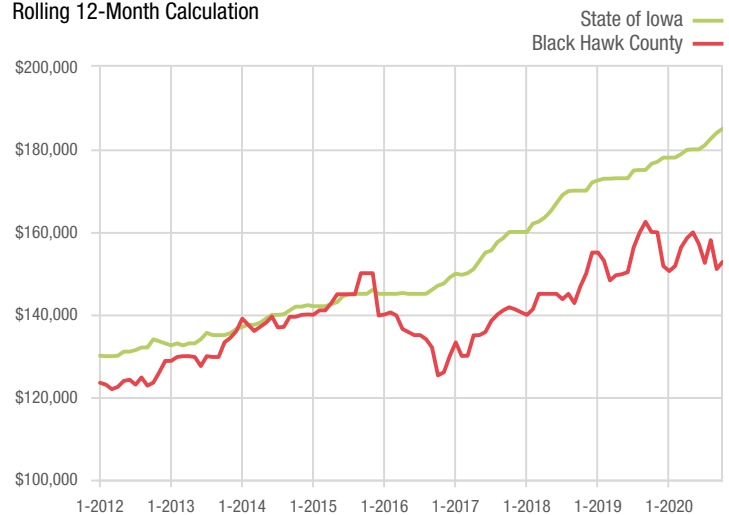
Median Sales Price - Single-Family Detached

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.