

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Hamilton County

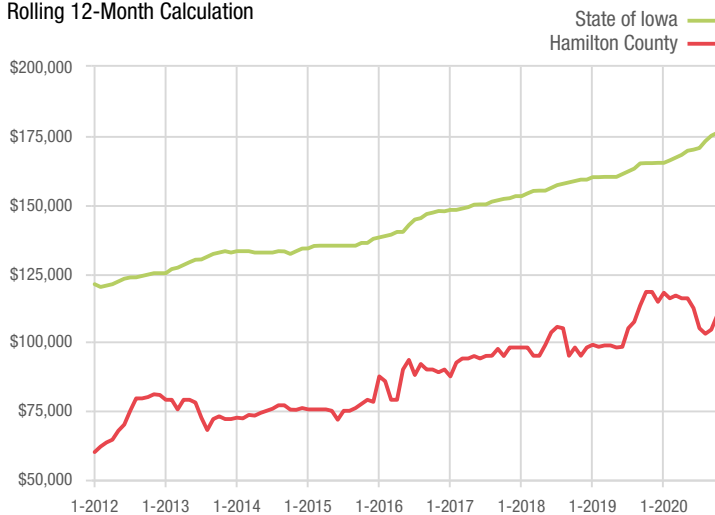
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	16	19	+ 18.8%	187	187	0.0%
Pending Sales	5	11	+ 120.0%	111	146	+ 31.5%
Closed Sales	10	22	+ 120.0%	110	143	+ 30.0%
Days on Market Until Sale	104	67	- 35.6%	66	84	+ 27.3%
Median Sales Price*	\$119,450	\$124,250	+ 4.0%	\$119,250	\$110,000	- 7.8%
Average Sales Price*	\$141,680	\$142,280	+ 0.4%	\$128,229	\$121,619	- 5.2%
Percent of List Price Received*	95.0%	97.1%	+ 2.2%	94.3%	94.2%	- 0.1%
Inventory of Homes for Sale	71	51	- 28.2%	—	—	—
Months Supply of Inventory	6.7	3.7	- 44.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	61	—	—
Median Sales Price*	—	—	—	\$87,000	—	—
Average Sales Price*	—	—	—	\$87,000	—	—
Percent of List Price Received*	—	—	—	95.1%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

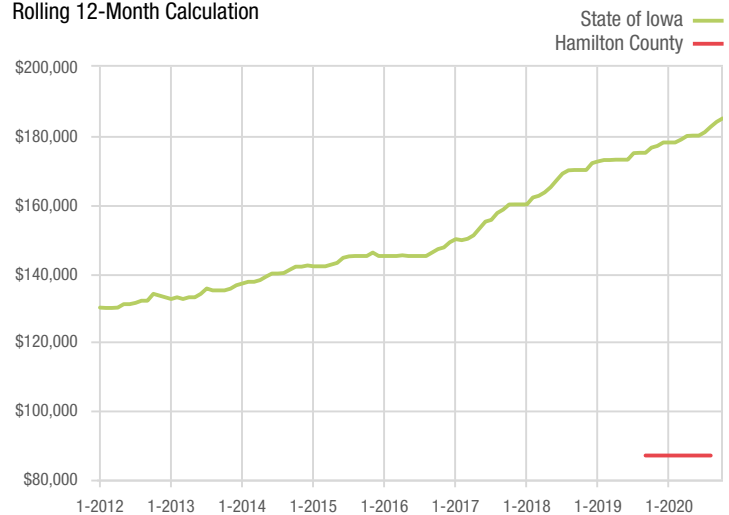
Median Sales Price - Single-Family Detached

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.