

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Henry County

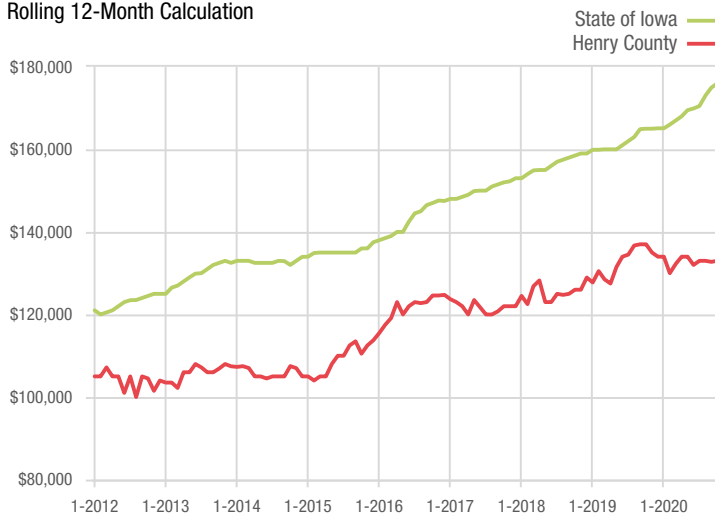
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	68	47	- 30.9%	664	580	- 12.7%
Pending Sales	44	45	+ 2.3%	467	558	+ 19.5%
Closed Sales	61	57	- 6.6%	444	516	+ 16.2%
Days on Market Until Sale	46	67	+ 45.7%	64	70	+ 9.4%
Median Sales Price*	\$137,500	<b>\$137,500</b>	0.0%	\$136,715	<b>\$134,900</b>	- 1.3%
Average Sales Price*	\$147,818	<b>\$152,629</b>	+ 3.3%	\$143,844	<b>\$144,618</b>	+ 0.5%
Percent of List Price Received*	96.5%	<b>97.7%</b>	+ 1.2%	95.5%	<b>96.2%</b>	+ 0.7%
Inventory of Homes for Sale	193	96	- 50.3%	—	—	—
Months Supply of Inventory	4.3	1.8	- 58.1%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	0	- 100.0%	10	11	+ 10.0%
Pending Sales	2	0	- 100.0%	9	7	- 22.2%
Closed Sales	0	1	—	6	7	+ 16.7%
Days on Market Until Sale	—	5	—	59	22	- 62.7%
Median Sales Price*	—	<b>\$140,000</b>	—	\$124,500	<b>\$110,000</b>	- 11.6%
Average Sales Price*	—	<b>\$140,000</b>	—	\$118,233	<b>\$111,821</b>	- 5.4%
Percent of List Price Received*	—	<b>96.6%</b>	—	96.2%	<b>96.4%</b>	+ 0.2%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	2.0	3.6	+ 80.0%	—	—	—

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

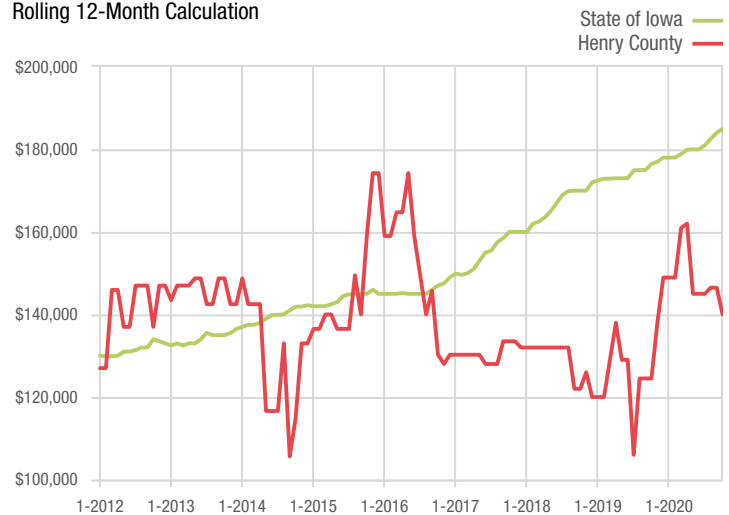
### Median Sales Price - Single-Family Detached

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.