

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa County

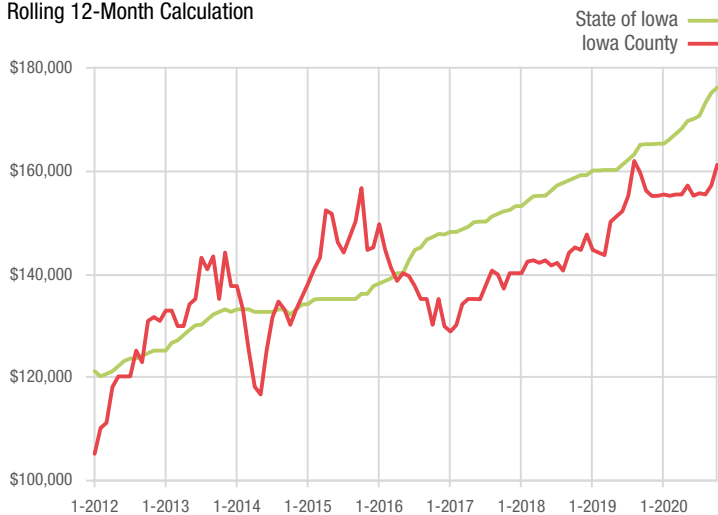
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	24	15	- 37.5%	182	226	+ 24.2%
Pending Sales	9	18	+ 100.0%	141	199	+ 41.1%
Closed Sales	18	21	+ 16.7%	140	186	+ 32.9%
Days on Market Until Sale	57	43	- 24.6%	58	48	- 17.2%
Median Sales Price*	\$132,450	\$175,000	+ 32.1%	\$155,000	\$164,900	+ 6.4%
Average Sales Price*	\$131,550	\$176,867	+ 34.4%	\$179,656	\$189,217	+ 5.3%
Percent of List Price Received*	93.1%	97.2%	+ 4.4%	97.0%	97.0%	0.0%
Inventory of Homes for Sale	47	28	- 40.4%	—	—	—
Months Supply of Inventory	3.4	1.5	- 55.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	0	1	—	8	13	+ 62.5%
Pending Sales	0	1	—	5	12	+ 140.0%
Closed Sales	0	4	—	5	12	+ 140.0%
Days on Market Until Sale	—	176	—	61	84	+ 37.7%
Median Sales Price*	—	\$189,000	—	\$195,000	\$189,000	- 3.1%
Average Sales Price*	—	\$154,875	—	\$195,400	\$163,450	- 16.4%
Percent of List Price Received*	—	96.9%	—	97.1%	98.5%	+ 1.4%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

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

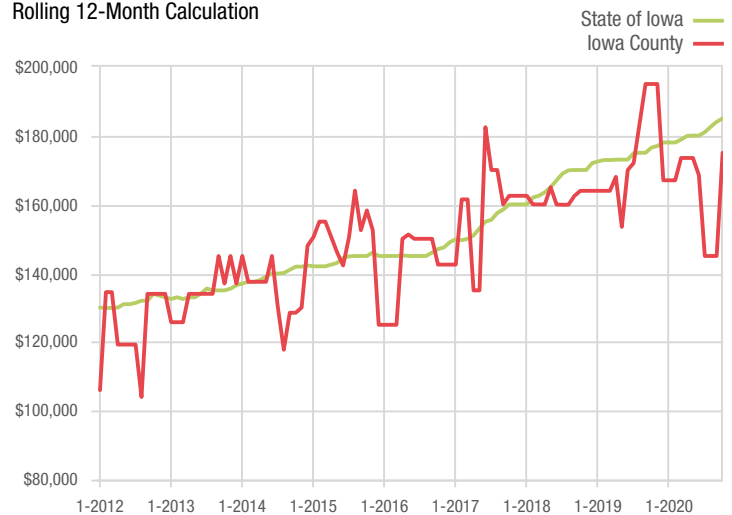
Median Sales Price - Single-Family Detached

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.