

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

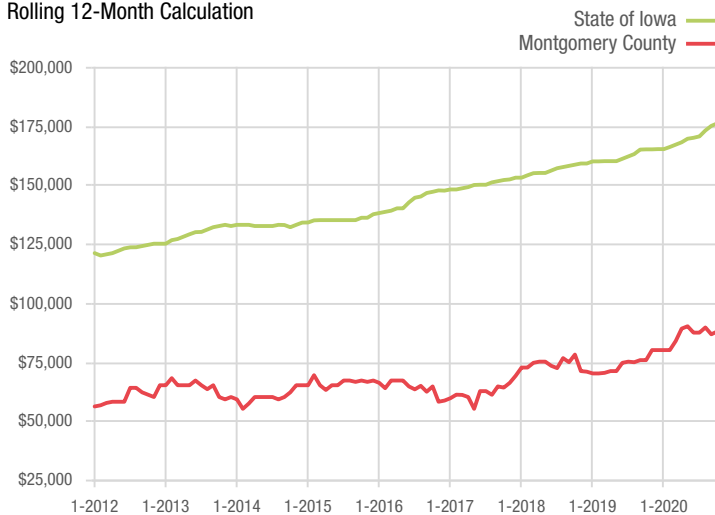
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	10	13	+ 30.0%	124	101	- 18.5%
Pending Sales	10	10	0.0%	103	94	- 8.7%
Closed Sales	12	11	- 8.3%	97	93	- 4.1%
Days on Market Until Sale	54	57	+ 5.6%	115	95	- 17.4%
Median Sales Price*	\$72,425	\$79,000	+ 9.1%	\$81,450	\$88,000	+ 8.0%
Average Sales Price*	\$80,763	\$88,778	+ 9.9%	\$99,320	\$106,525	+ 7.3%
Percent of List Price Received*	91.7%	94.0%	+ 2.5%	93.2%	94.5%	+ 1.4%
Inventory of Homes for Sale	47	25	- 46.8%	—	—	—
Months Supply of Inventory	4.9	2.8	- 42.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	1	3	+ 200.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	17	0	- 100.0%
Median Sales Price*	—	—	—	\$123,000	\$385,000	+ 213.0%
Average Sales Price*	—	—	—	\$123,000	\$385,000	+ 213.0%
Percent of List Price Received*	—	—	—	97.7%	90.6%	- 7.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

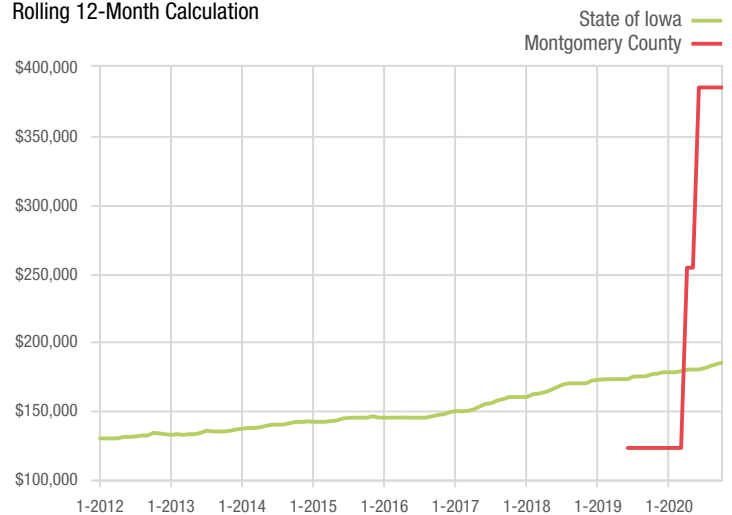
Median Sales Price - Single-Family Detached

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.