

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

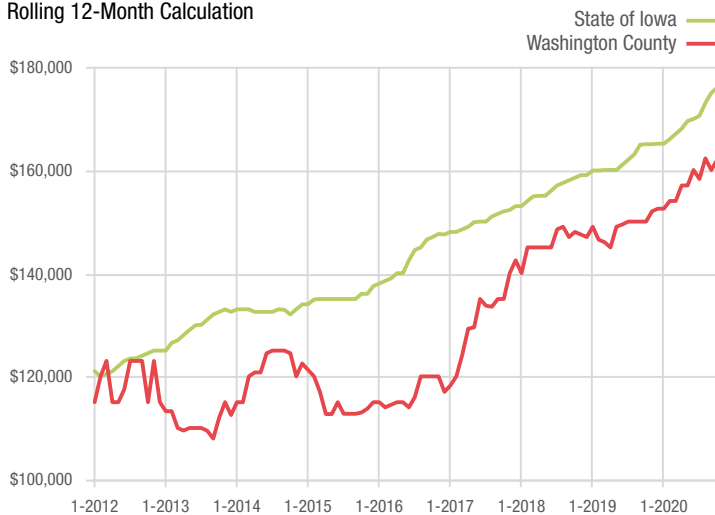
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	29	32	+ 10.3%	350	306	- 12.6%
Pending Sales	26	30	+ 15.4%	256	262	+ 2.3%
Closed Sales	33	35	+ 6.1%	249	255	+ 2.4%
Days on Market Until Sale	61	44	- 27.9%	58	67	+ 15.5%
Median Sales Price*	\$155,000	\$169,000	+ 9.0%	\$152,000	\$162,000	+ 6.6%
Average Sales Price*	\$162,524	\$182,690	+ 12.4%	\$163,617	\$175,970	+ 7.5%
Percent of List Price Received*	96.2%	98.9%	+ 2.8%	96.3%	96.9%	+ 0.6%
Inventory of Homes for Sale	91	68	- 25.3%	—	—	—
Months Supply of Inventory	3.8	2.7	- 28.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	3	—	27	19	- 29.6%
Pending Sales	1	0	- 100.0%	22	15	- 31.8%
Closed Sales	1	1	0.0%	21	17	- 19.0%
Days on Market Until Sale	28	29	+ 3.6%	73	72	- 1.4%
Median Sales Price*	\$207,500	\$178,000	- 14.2%	\$140,000	\$183,000	+ 30.7%
Average Sales Price*	\$207,500	\$178,000	- 14.2%	\$147,628	\$193,206	+ 30.9%
Percent of List Price Received*	101.2%	96.2%	- 4.9%	100.3%	97.6%	- 2.7%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.4	2.5	+ 78.6%	—	—	—

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

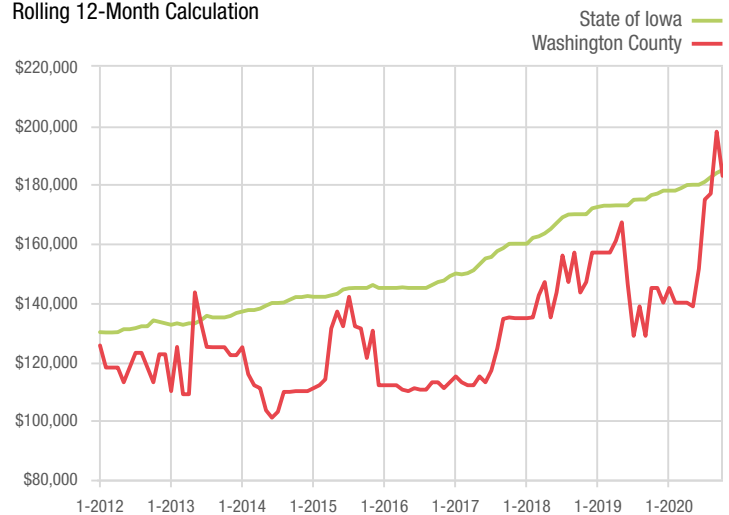
Median Sales Price - Single-Family Detached

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.