

Local Market Update – February 2021

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

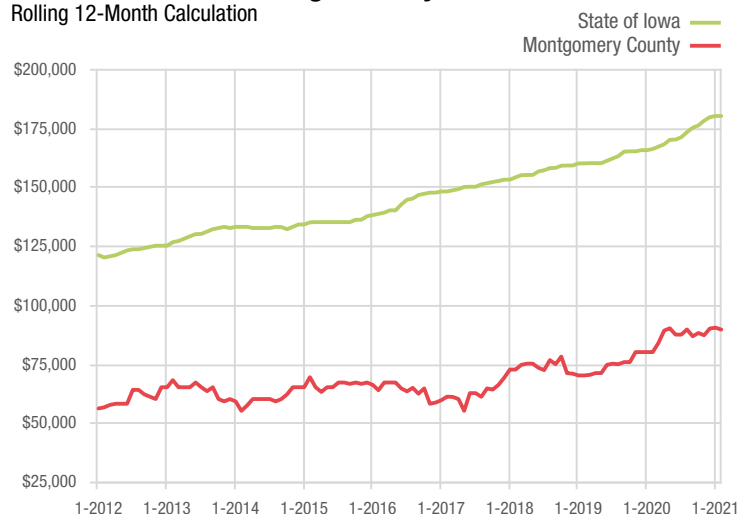
Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	6	7	+ 16.7%	12	16	+ 33.3%
Pending Sales	8	7	- 12.5%	17	11	- 35.3%
Closed Sales	4	7	+ 75.0%	11	10	- 9.1%
Days on Market Until Sale	131	115	- 12.2%	122	94	- 23.0%
Median Sales Price*	\$146,250	\$67,000	- 54.2%	\$79,900	\$66,500	- 16.8%
Average Sales Price*	\$149,375	\$77,929	- 47.8%	\$101,982	\$76,550	- 24.9%
Percent of List Price Received*	94.8%	93.3%	- 1.6%	92.4%	90.1%	- 2.5%
Inventory of Homes for Sale	31	26	- 16.1%	—	—	—
Months Supply of Inventory	3.2	3.1	- 3.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

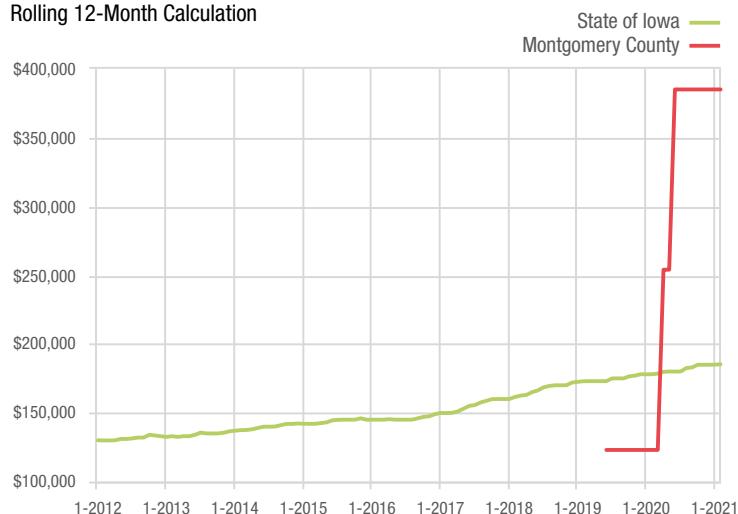
Median Sales Price - Single-Family Detached

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.