

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Montgomery County

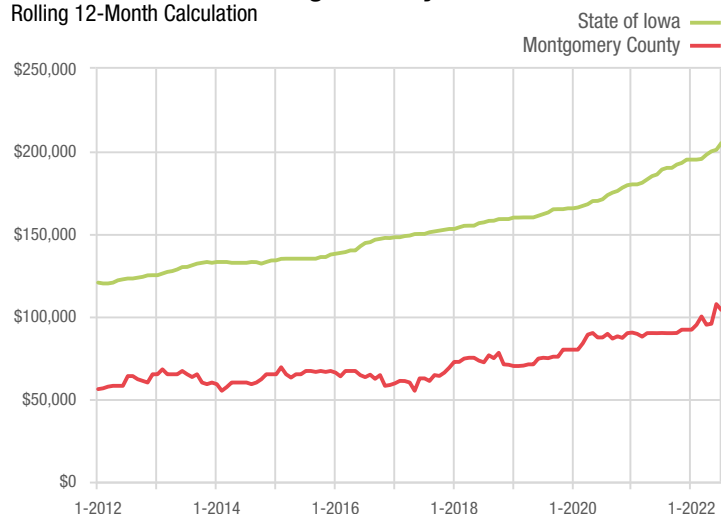
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	8	0	- 100.0%	77	81	+ 5.2%
Pending Sales	9	0	- 100.0%	68	72	+ 5.9%
Closed Sales	5	1	- 80.0%	58	73	+ 25.9%
Days on Market Until Sale	35	3	- 91.4%	72	34	- 52.8%
Median Sales Price*	\$125,000	—	—	\$90,500	\$104,500	+ 15.5%
Average Sales Price*	\$158,400	—	—	\$109,337	\$122,707	+ 12.2%
Percent of List Price Received*	99.0%	—	—	94.0%	95.2%	+ 1.3%
Inventory of Homes for Sale	21	19	- 9.5%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	5	54	+ 980.0%
Median Sales Price*	—	—	—	\$225,550	\$72,000	- 68.1%
Average Sales Price*	—	—	—	\$225,550	\$72,000	- 68.1%
Percent of List Price Received*	—	—	—	97.1%	85.8%	- 11.6%
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.

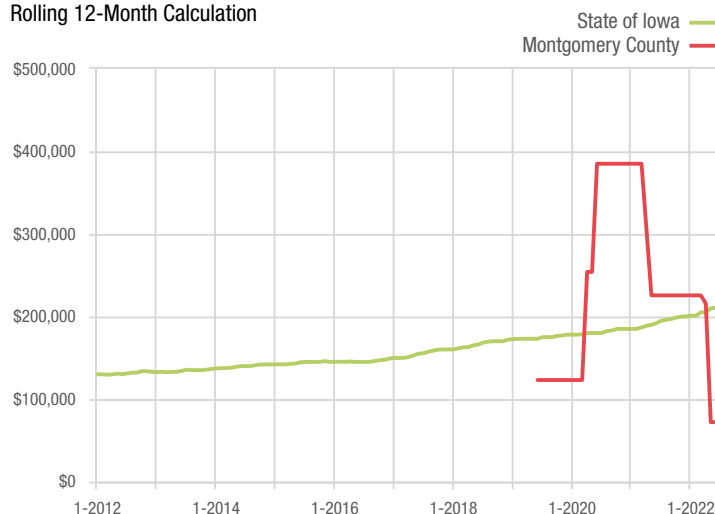
### Median Sales Price - Single-Family Detached

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.