

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

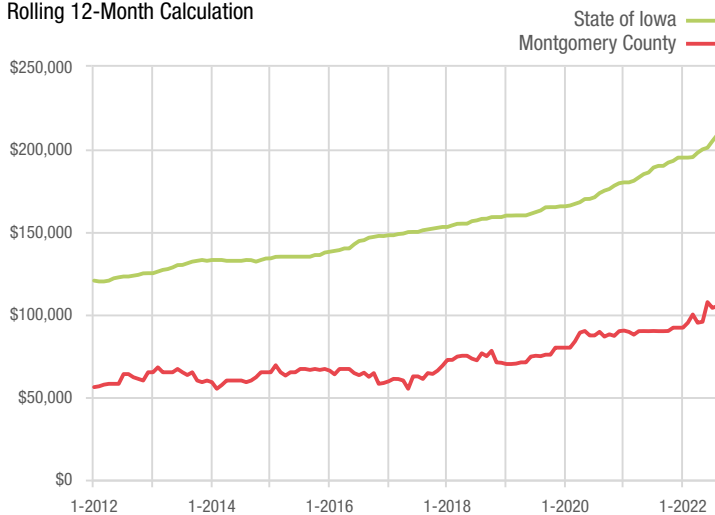
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	10	0	- 100.0%	87	81	- 6.9%
Pending Sales	6	0	- 100.0%	74	72	- 2.7%
Closed Sales	13	1	- 92.3%	71	74	+ 4.2%
Days on Market Until Sale	45	14	- 68.9%	67	34	- 49.3%
Median Sales Price*	\$71,200	\$142,750	+ 100.5%	\$90,000	\$105,000	+ 16.7%
Average Sales Price*	\$96,538	\$142,750	+ 47.9%	\$106,994	\$122,982	+ 14.9%
Percent of List Price Received*	93.0%	94.0%	+ 1.1%	93.8%	95.2%	+ 1.5%
Inventory of Homes for Sale	25	19	- 24.0%	—	—	—
Months Supply of Inventory	2.8	1.6	- 42.9%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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.

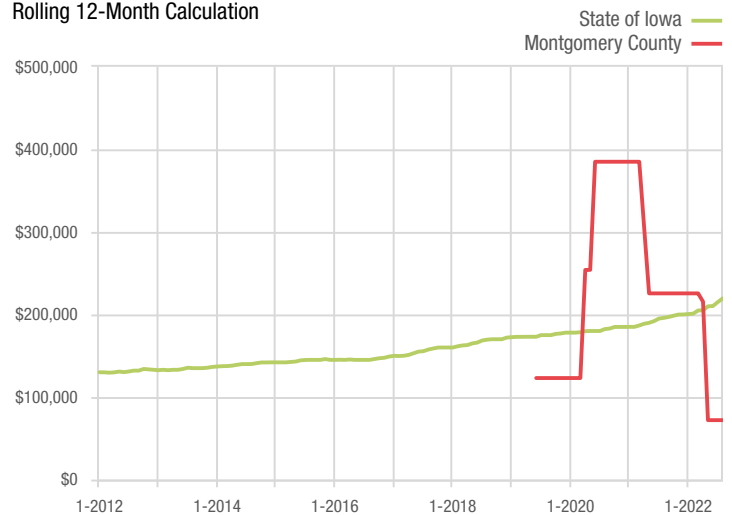
Median Sales Price - Single-Family Detached

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.