

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Davis County

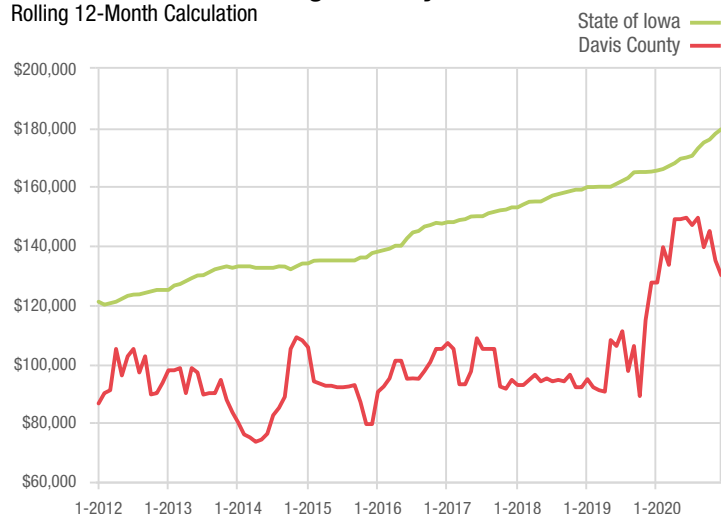
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	11	+ 1,000.0%	80	84	+ 5.0%
Pending Sales	3	8	+ 166.7%	59	56	- 5.1%
Closed Sales	10	3	- 70.0%	57	48	- 15.8%
Days on Market Until Sale	57	10	- 82.5%	81	76	- 6.2%
Median Sales Price*	\$166,500	\$200,000	+ 20.1%	\$127,500	\$130,000	+ 2.0%
Average Sales Price*	\$167,600	\$252,500	+ 50.7%	\$141,219	\$175,852	+ 24.5%
Percent of List Price Received*	97.6%	95.1%	- 2.6%	95.2%	95.2%	0.0%
Inventory of Homes for Sale	16	14	- 12.5%	—	—	—
Months Supply of Inventory	3.3	2.8	- 15.2%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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.

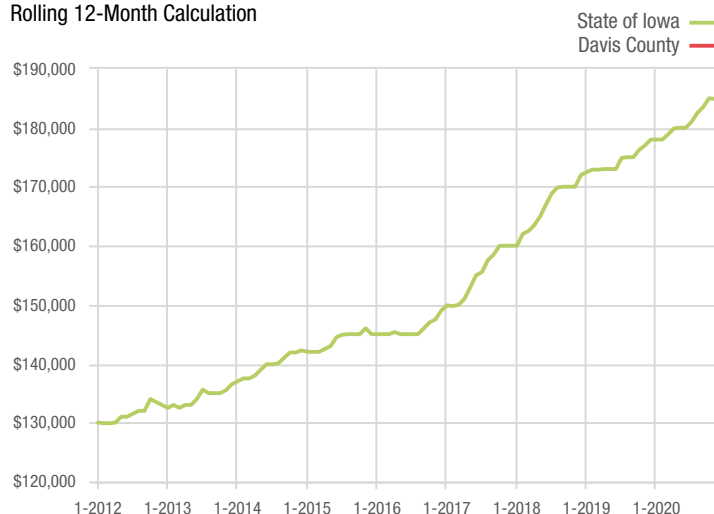
Median Sales Price - Single-Family Detached

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.