

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Hamilton County

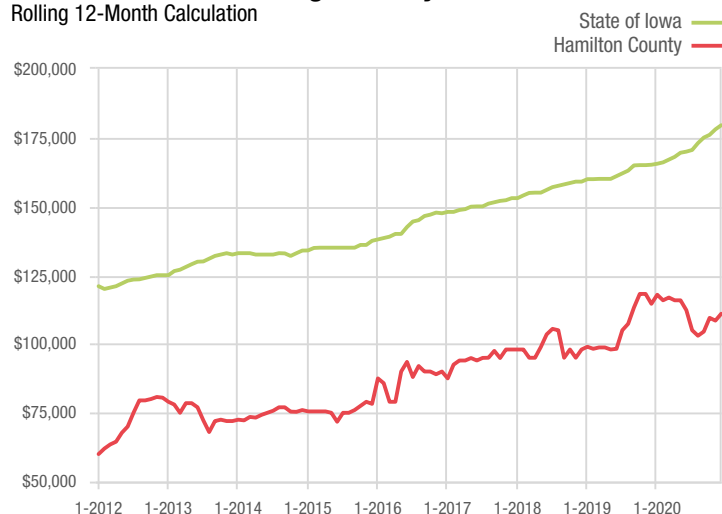
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	10	4	- 60.0%	204	206	+ 1.0%
Pending Sales	16	6	- 62.5%	130	167	+ 28.5%
Closed Sales	10	12	+ 20.0%	125	166	+ 32.8%
Days on Market Until Sale	68	43	- 36.8%	67	80	+ 19.4%
Median Sales Price*	\$80,250	\$142,450	+ 77.5%	\$114,600	\$111,000	- 3.1%
Average Sales Price*	\$79,000	\$145,367	+ 84.0%	\$124,155	\$122,632	- 1.2%
Percent of List Price Received*	91.8%	94.4%	+ 2.8%	94.2%	94.1%	- 0.1%
Inventory of Homes for Sale	57	42	- 26.3%	—	—	—
Months Supply of Inventory	5.3	3.0	- 43.4%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	61	455	+ 645.9%
Median Sales Price*	—	—	—	\$87,000	\$96,500	+ 10.9%
Average Sales Price*	—	—	—	\$87,000	\$96,500	+ 10.9%
Percent of List Price Received*	—	—	—	95.1%	96.6%	+ 1.6%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

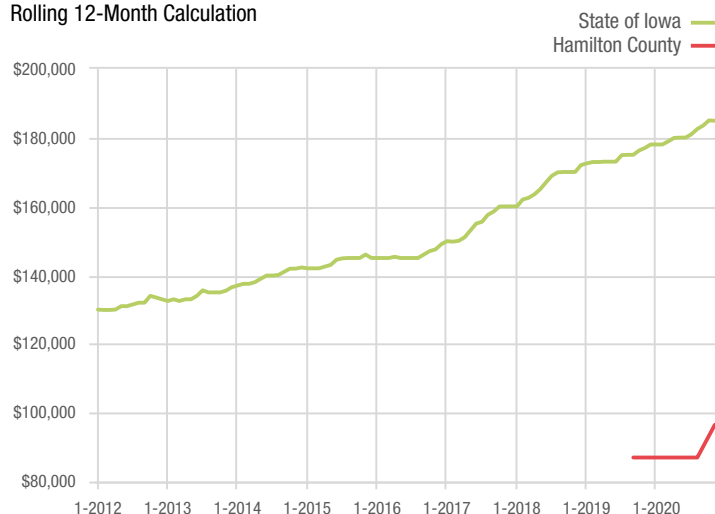
Median Sales Price - Single-Family Detached

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.