

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

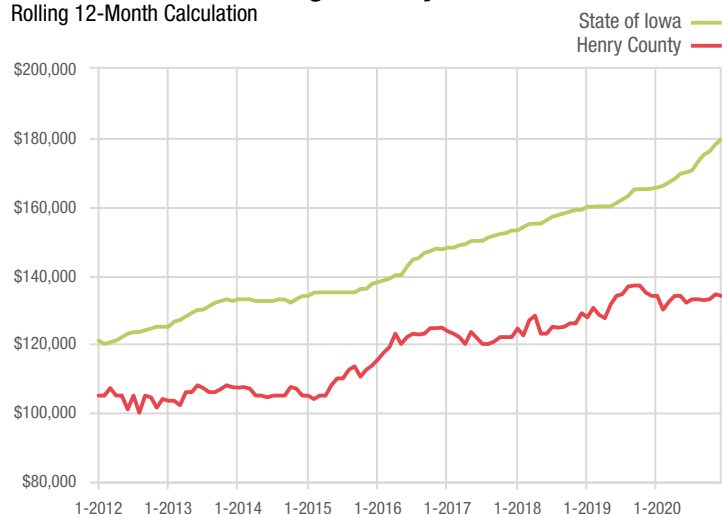
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	36	26	- 27.8%	751	646	- 14.0%
Pending Sales	30	34	+ 13.3%	533	629	+ 18.0%
Closed Sales	44	41	- 6.8%	529	618	+ 16.8%
Days on Market Until Sale	76	47	- 38.2%	65	66	+ 1.5%
Median Sales Price*	\$130,000	\$128,000	- 1.5%	\$134,000	\$134,000	0.0%
Average Sales Price*	\$137,603	\$128,518	- 6.6%	\$142,524	\$144,678	+ 1.5%
Percent of List Price Received*	95.9%	96.7%	+ 0.8%	95.6%	96.2%	+ 0.6%
Inventory of Homes for Sale	184	79	- 57.1%	—	—	—
Months Supply of Inventory	4.1	1.5	- 63.4%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	1	- 50.0%	13	14	+ 7.7%
Pending Sales	1	2	+ 100.0%	11	11	0.0%
Closed Sales	1	2	+ 100.0%	10	9	- 10.0%
Days on Market Until Sale	213	101	- 52.6%	71	40	- 43.7%
Median Sales Price*	\$243,000	\$192,500	- 20.8%	\$148,950	\$140,000	- 6.0%
Average Sales Price*	\$243,000	\$192,500	- 20.8%	\$145,040	\$129,750	- 10.5%
Percent of List Price Received*	93.5%	92.5%	- 1.1%	96.0%	95.5%	- 0.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

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

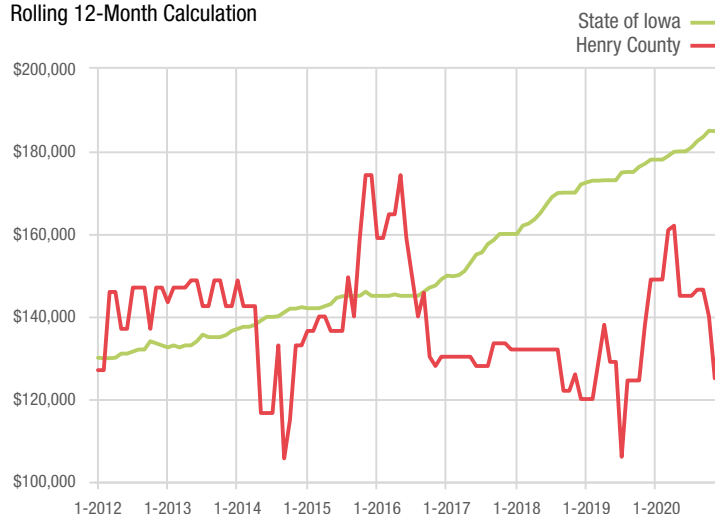
Median Sales Price - Single-Family Detached

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.