

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa County

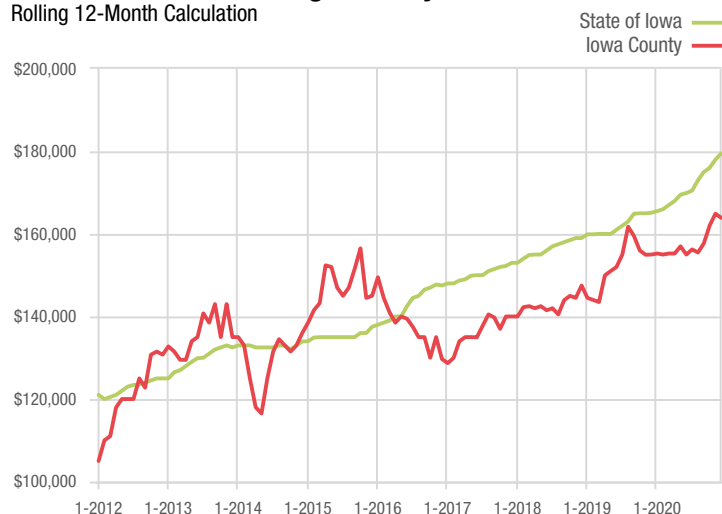
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	7	0.0%	198	247	+ 24.7%
Pending Sales	7	11	+ 57.1%	159	228	+ 43.4%
Closed Sales	13	12	- 7.7%	161	223	+ 38.5%
Days on Market Until Sale	51	45	- 11.8%	56	47	- 16.1%
Median Sales Price*	\$170,000	\$164,250	- 3.4%	\$155,000	\$163,900	+ 5.7%
Average Sales Price*	\$178,069	\$227,442	+ 27.7%	\$177,426	\$194,510	+ 9.6%
Percent of List Price Received*	97.5%	94.3%	- 3.3%	97.0%	97.1%	+ 0.1%
Inventory of Homes for Sale	39	15	- 61.5%	—	—	—
Months Supply of Inventory	2.9	0.8	- 72.4%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	1	- 80.0%	14	15	+ 7.1%
Pending Sales	1	1	0.0%	9	16	+ 77.8%
Closed Sales	3	2	- 33.3%	8	15	+ 87.5%
Days on Market Until Sale	136	26	- 80.9%	89	73	- 18.0%
Median Sales Price*	\$125,000	\$188,500	+ 50.8%	\$167,000	\$189,000	+ 13.2%
Average Sales Price*	\$117,000	\$188,500	+ 61.1%	\$166,000	\$166,860	+ 0.5%
Percent of List Price Received*	96.9%	97.7%	+ 0.8%	97.0%	98.5%	+ 1.5%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.7	1.3	- 51.9%	—	—	—

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

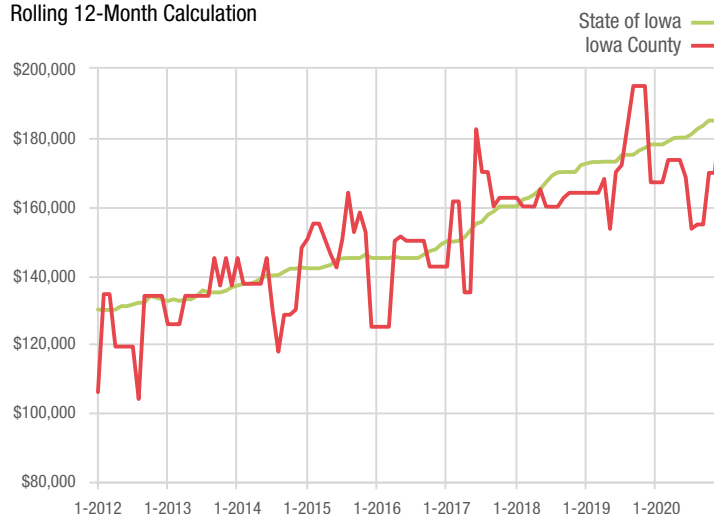
Median Sales Price - Single-Family Detached

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.