

Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

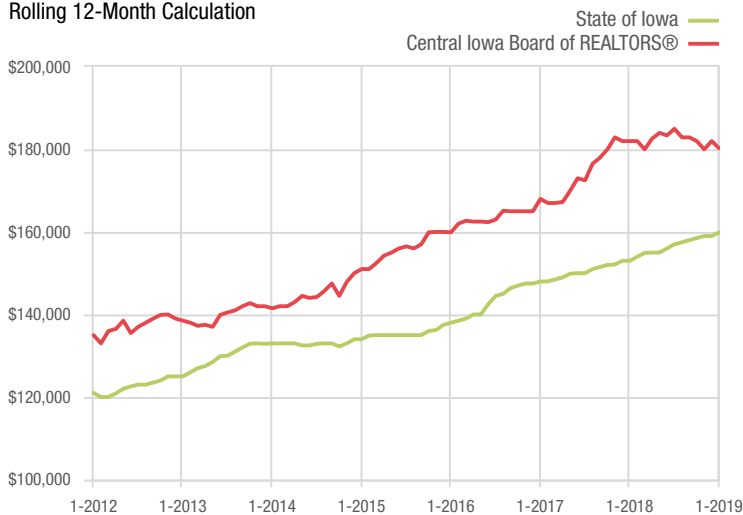
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	95	125	+ 31.6%	95	125	+ 31.6%
Pending Sales	93	74	- 20.4%	93	74	- 20.4%
Closed Sales	89	65	- 27.0%	89	65	- 27.0%
Days on Market Until Sale	64	48	- 25.0%	64	48	- 25.0%
Median Sales Price*	\$220,905	\$195,000	- 11.7%	\$220,905	\$195,000	- 11.7%
Average Sales Price*	\$232,648	\$205,235	- 11.8%	\$232,648	\$205,235	- 11.8%
Percent of List Price Received*	97.2%	95.4%	- 1.9%	97.2%	95.4%	- 1.9%
Inventory of Homes for Sale	319	391	+ 22.6%	—	—	—
Months Supply of Inventory	2.6	3.5	+ 34.6%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	12	10	- 16.7%	12	10	- 16.7%
Pending Sales	8	11	+ 37.5%	8	11	+ 37.5%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Days on Market Until Sale	124	72	- 41.9%	124	72	- 41.9%
Median Sales Price*	\$300,000	\$110,000	- 63.3%	\$300,000	\$110,000	- 63.3%
Average Sales Price*	\$271,750	\$110,000	- 59.5%	\$271,750	\$110,000	- 59.5%
Percent of List Price Received*	103.4%	91.7%	- 11.3%	103.4%	91.7%	- 11.3%
Inventory of Homes for Sale	58	51	- 12.1%	—	—	—
Months Supply of Inventory	4.9	4.1	- 16.3%	—	—	—

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

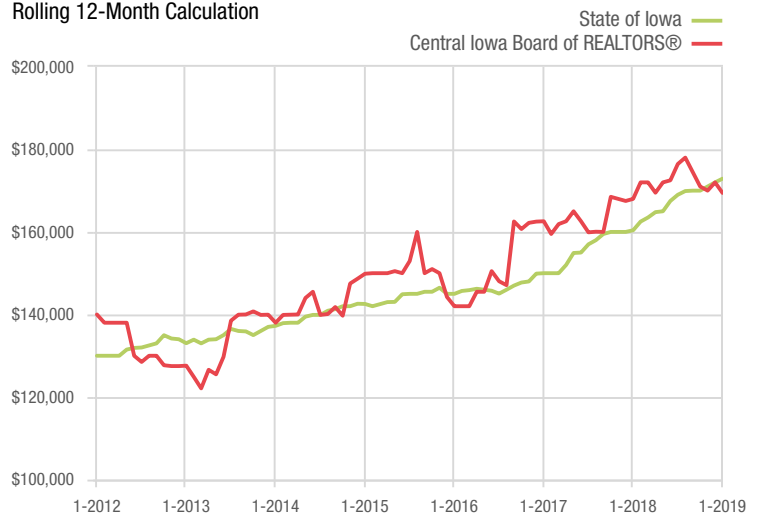
Median Sales Price - Single-Family Detached

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.