

Local Market Update – January 2019

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



Polk County

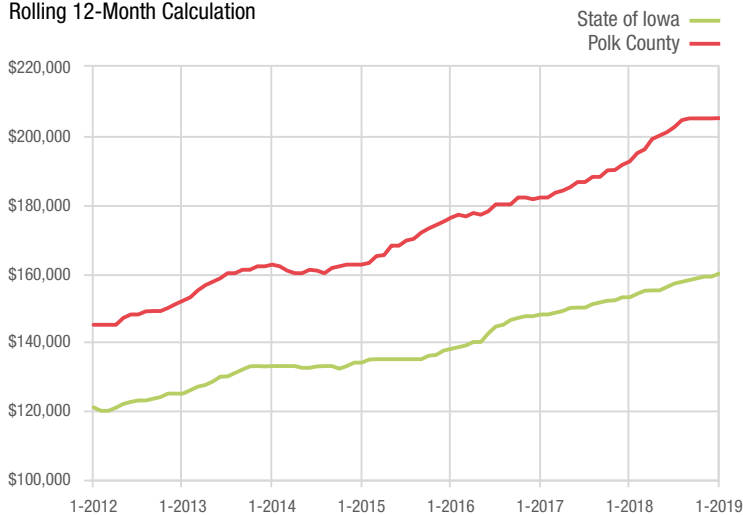
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	599	602	+ 0.5%	599	602	+ 0.5%
Pending Sales	395	433	+ 9.6%	395	433	+ 9.6%
Closed Sales	390	377	- 3.3%	390	377	- 3.3%
Days on Market Until Sale	96	59	- 38.5%	96	59	- 38.5%
Median Sales Price*	\$190,000	\$200,000	+ 5.3%	\$190,000	\$200,000	+ 5.3%
Average Sales Price*	\$208,439	\$217,826	+ 4.5%	\$208,439	\$217,826	+ 4.5%
Percent of List Price Received*	98.3%	97.7%	- 0.6%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	2,071	2,053	- 0.9%	—	—	—
Months Supply of Inventory	3.2	3.3	+ 3.1%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	116	112	- 3.4%	116	112	- 3.4%
Pending Sales	73	66	- 9.6%	73	66	- 9.6%
Closed Sales	76	54	- 28.9%	76	54	- 28.9%
Days on Market Until Sale	91	63	- 30.8%	91	63	- 30.8%
Median Sales Price*	\$154,250	\$150,500	- 2.4%	\$154,250	\$150,500	- 2.4%
Average Sales Price*	\$178,630	\$177,449	- 0.7%	\$178,630	\$177,449	- 0.7%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	442	414	- 6.3%	—	—	—
Months Supply of Inventory	3.4	3.5	+ 2.9%	—	—	—

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

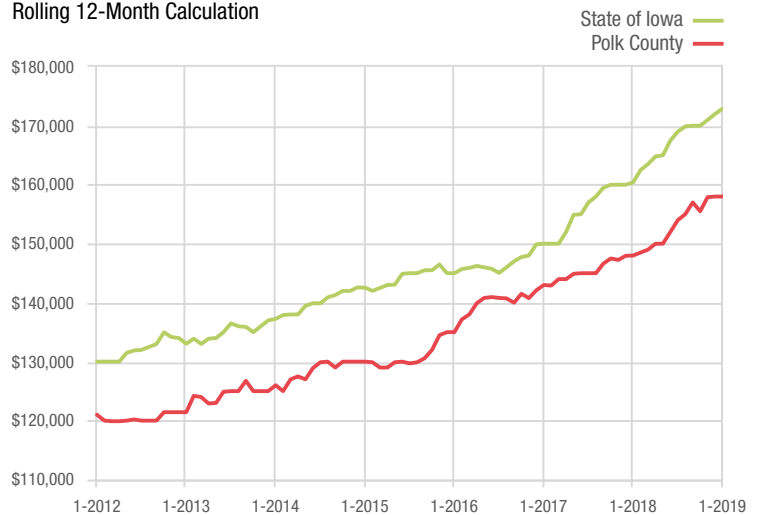
Median Sales Price - Single-Family Detached

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.