

Local Market Update – January 2019

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



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

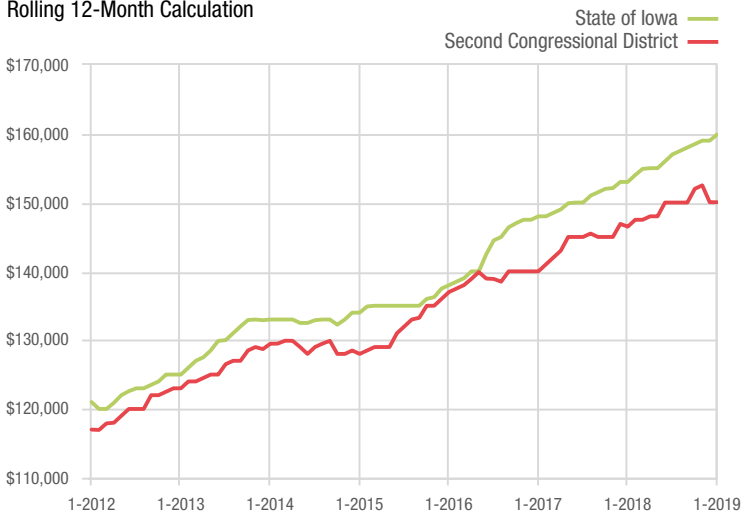
Single-Family Detached Key Metrics	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	856	854	- 0.2%	856	854	- 0.2%
Pending Sales	576	510	- 11.5%	576	510	- 11.5%
Closed Sales	416	374	- 10.1%	416	374	- 10.1%
Days on Market Until Sale	73	80	+ 9.6%	73	80	+ 9.6%
Median Sales Price*	\$138,700	\$129,950	- 6.3%	\$138,700	\$129,950	- 6.3%
Average Sales Price*	\$167,146	\$174,637	+ 4.5%	\$167,146	\$174,637	+ 4.5%
Percent of List Price Received*	95.6%	94.6%	- 1.0%	95.6%	94.6%	- 1.0%
Inventory of Homes for Sale	2,552	2,694	+ 5.6%	—	—	—
Months Supply of Inventory	3.4	3.7	+ 8.8%	—	—	—

Townhouse-Condo Key Metrics	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	252	255	+ 1.2%	252	255	+ 1.2%
Pending Sales	66	50	- 24.2%	66	50	- 24.2%
Closed Sales	52	38	- 26.9%	52	38	- 26.9%
Days on Market Until Sale	50	81	+ 62.0%	50	81	+ 62.0%
Median Sales Price*	\$165,375	\$207,450	+ 25.4%	\$165,375	\$207,450	+ 25.4%
Average Sales Price*	\$174,720	\$209,733	+ 20.0%	\$174,720	\$209,733	+ 20.0%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	402	456	+ 13.4%	—	—	—
Months Supply of Inventory	3.6	4.1	+ 13.9%	—	—	—

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

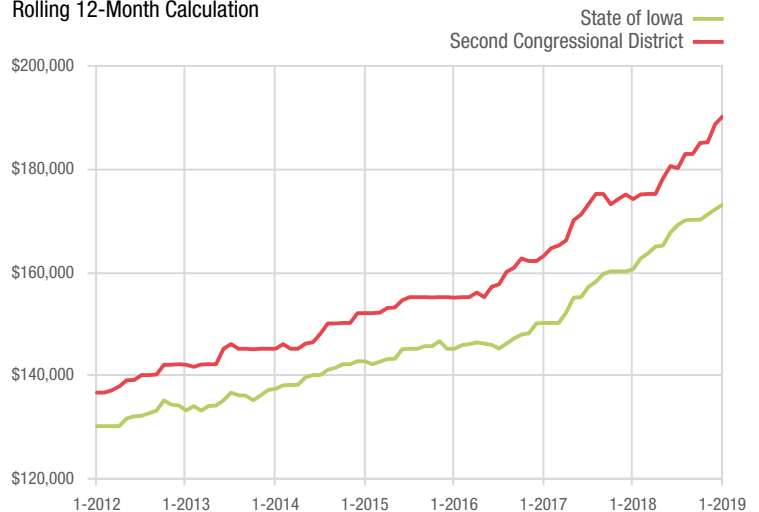
Median Sales Price - Single-Family Detached

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.