

Local Market Update – February 2019

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



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

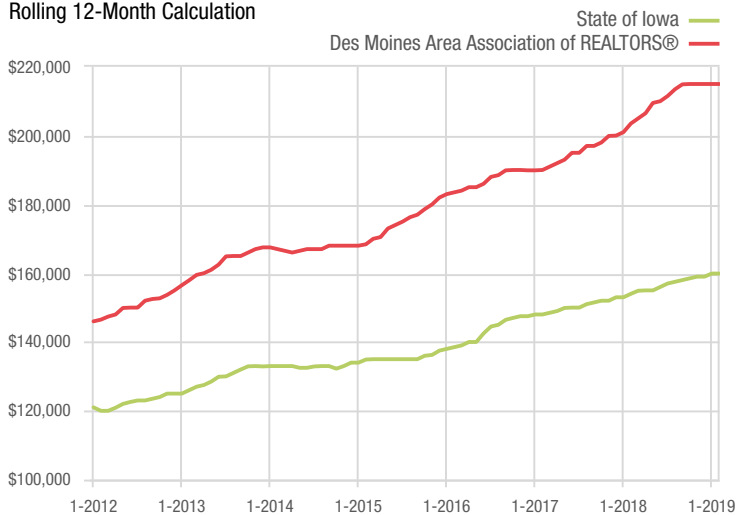
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	914	851	- 6.9%	1,808	1,766	- 2.3%
Pending Sales	577	601	+ 4.2%	1,142	1,189	+ 4.1%
Closed Sales	578	565	- 2.2%	1,137	1,089	- 4.2%
Days on Market Until Sale	109	66	- 39.4%	105	65	- 38.1%
Median Sales Price*	\$205,000	\$207,460	+ 1.2%	\$198,000	\$209,900	+ 6.0%
Average Sales Price*	\$227,023	\$226,609	- 0.2%	\$221,955	\$231,329	+ 4.2%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale	3,627	3,490	- 3.8%	—	—	—
Months Supply of Inventory	3.8	3.8	0.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	192	151	- 21.4%	375	322	- 14.1%
Pending Sales	107	93	- 13.1%	214	180	- 15.9%
Closed Sales	107	86	- 19.6%	215	164	- 23.7%
Days on Market Until Sale	108	94	- 13.0%	98	83	- 15.3%
Median Sales Price*	\$145,000	\$155,000	+ 6.9%	\$154,000	\$157,850	+ 2.5%
Average Sales Price*	\$172,734	\$175,904	+ 1.8%	\$178,846	\$177,718	- 0.6%
Percent of List Price Received*	99.3%	98.1%	- 1.2%	99.0%	98.4%	- 0.6%
Inventory of Homes for Sale	763	708	- 7.2%	—	—	—
Months Supply of Inventory	4.3	4.1	- 4.7%	—	—	—

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

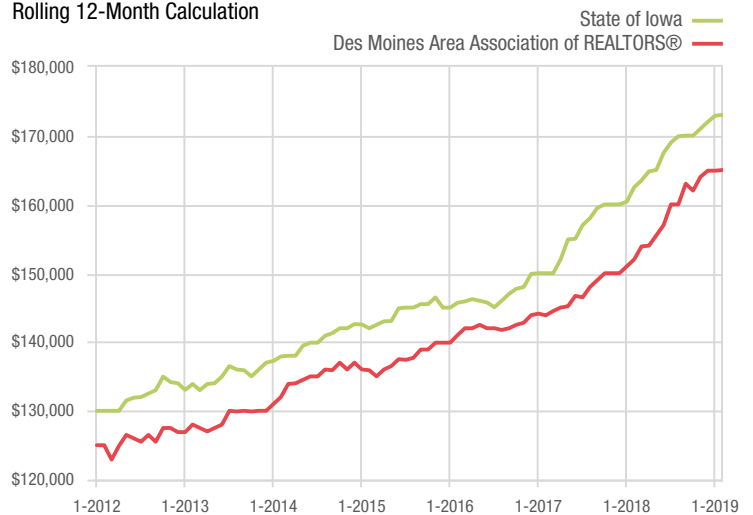
Median Sales Price - Single-Family Detached

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.