

Local Market Update – February 2019

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



Des Moines County

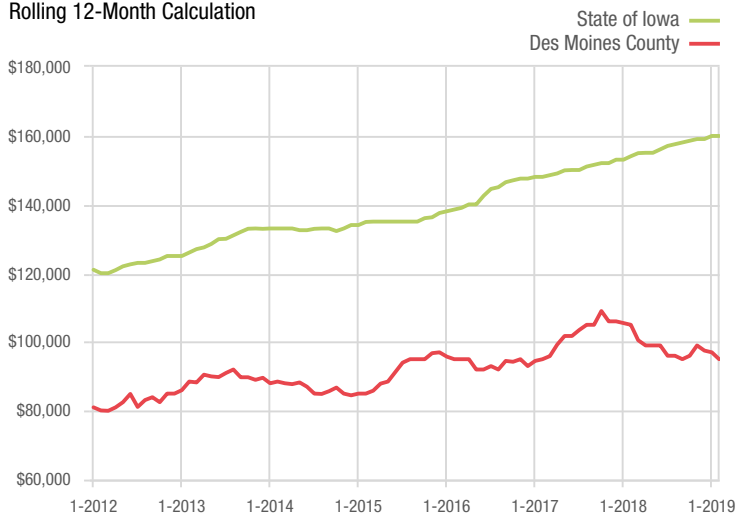
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	46	49	+ 6.5%	96	89	- 7.3%
Pending Sales	32	19	- 40.6%	63	42	- 33.3%
Closed Sales	28	31	+ 10.7%	42	65	+ 54.8%
Days on Market Until Sale	85	99	+ 16.5%	88	93	+ 5.7%
Median Sales Price*	\$89,450	\$77,500	- 13.4%	\$95,950	\$81,500	- 15.1%
Average Sales Price*	\$123,491	\$89,681	- 27.4%	\$118,351	\$105,265	- 11.1%
Percent of List Price Received*	91.9%	90.9%	- 1.1%	93.0%	91.0%	- 2.2%
Inventory of Homes for Sale	226	247	+ 9.3%	—	—	—
Months Supply of Inventory	6.3	6.1	- 3.2%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	1	—	3	4	+ 33.3%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	197	—	—	99	—	—
Median Sales Price*	\$160,000	—	—	\$241,250	—	—
Average Sales Price*	\$160,000	—	—	\$241,250	—	—
Percent of List Price Received*	96.4%	—	—	98.2%	—	—
Inventory of Homes for Sale	3	9	+ 200.0%	—	—	—
Months Supply of Inventory	1.3	6.0	+ 361.5%	—	—	—

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

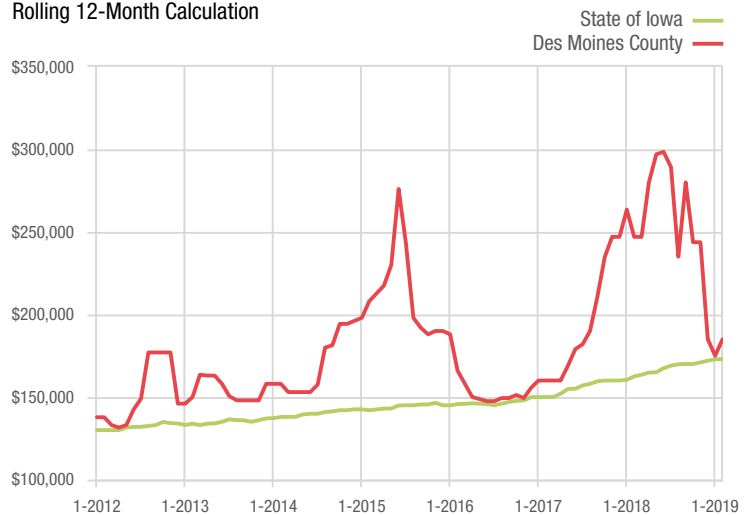
Median Sales Price - Single-Family Detached

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.