

Local Market Update – February 2019

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



Polk County

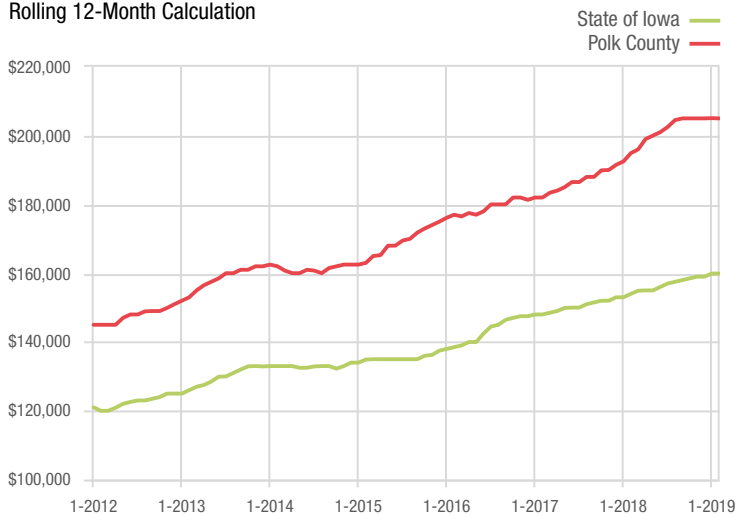
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	599	555	- 7.3%	1,198	1,157	- 3.4%
Pending Sales	392	394	+ 0.5%	787	820	+ 4.2%
Closed Sales	406	379	- 6.7%	796	758	- 4.8%
Days on Market Until Sale	101	57	- 43.6%	98	58	- 40.8%
Median Sales Price*	\$192,000	\$196,000	+ 2.1%	\$191,500	\$199,000	+ 3.9%
Average Sales Price*	\$214,209	\$216,851	+ 1.2%	\$211,378	\$217,626	+ 3.0%
Percent of List Price Received*	98.1%	98.1%	0.0%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale	2,200	2,087	- 5.1%	—	—	—
Months Supply of Inventory	3.4	3.3	- 2.9%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	127	97	- 23.6%	243	208	- 14.4%
Pending Sales	74	63	- 14.9%	147	128	- 12.9%
Closed Sales	78	59	- 24.4%	154	113	- 26.6%
Days on Market Until Sale	106	75	- 29.2%	99	69	- 30.3%
Median Sales Price*	\$145,750	\$155,000	+ 6.3%	\$149,800	\$155,000	+ 3.5%
Average Sales Price*	\$174,864	\$177,782	+ 1.7%	\$176,723	\$177,623	+ 0.5%
Percent of List Price Received*	99.4%	97.5%	- 1.9%	98.9%	97.9%	- 1.0%
Inventory of Homes for Sale	486	419	- 13.8%	—	—	—
Months Supply of Inventory	3.8	3.6	- 5.3%	—	—	—

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

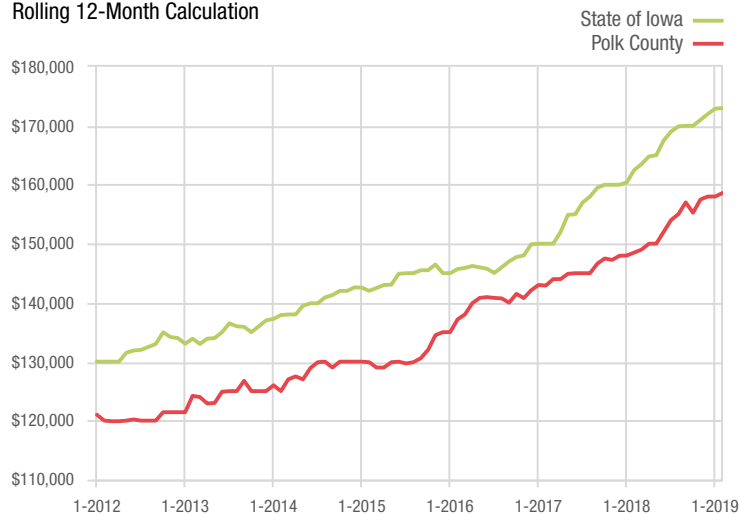
Median Sales Price - Single-Family Detached

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.