

Local Market Update – February 2019

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



Pottawattamie County

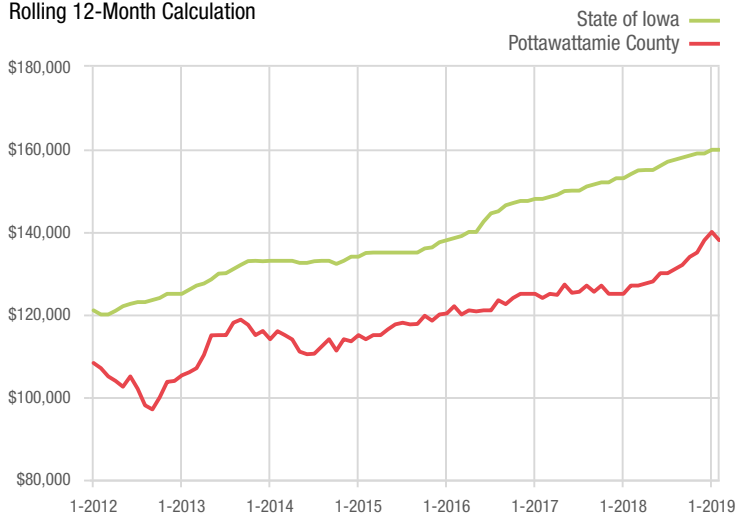
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	107	83	- 22.4%	174	173	- 0.6%
Pending Sales	71	51	- 28.2%	133	126	- 5.3%
Closed Sales	48	69	+ 43.8%	103	142	+ 37.9%
Days on Market Until Sale	39	40	+ 2.6%	52	46	- 11.5%
Median Sales Price*	\$147,500	\$118,000	- 20.0%	\$129,000	\$132,750	+ 2.9%
Average Sales Price*	\$151,446	\$132,066	- 12.8%	\$143,936	\$159,861	+ 11.1%
Percent of List Price Received*	97.9%	96.1%	- 1.8%	97.1%	96.5%	- 0.6%
Inventory of Homes for Sale	151	172	+ 13.9%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	3	—	3	7	+ 133.3%
Pending Sales	1	4	+ 300.0%	4	6	+ 50.0%
Closed Sales	1	2	+ 100.0%	5	3	- 40.0%
Days on Market Until Sale	5	80	+ 1,500.0%	71	53	- 25.4%
Median Sales Price*	\$295,000	\$171,000	- 42.0%	\$175,750	\$187,500	+ 6.7%
Average Sales Price*	\$295,000	\$171,000	- 42.0%	\$191,125	\$209,000	+ 9.4%
Percent of List Price Received*	98.4%	99.2%	+ 0.8%	97.3%	99.5%	+ 2.3%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

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

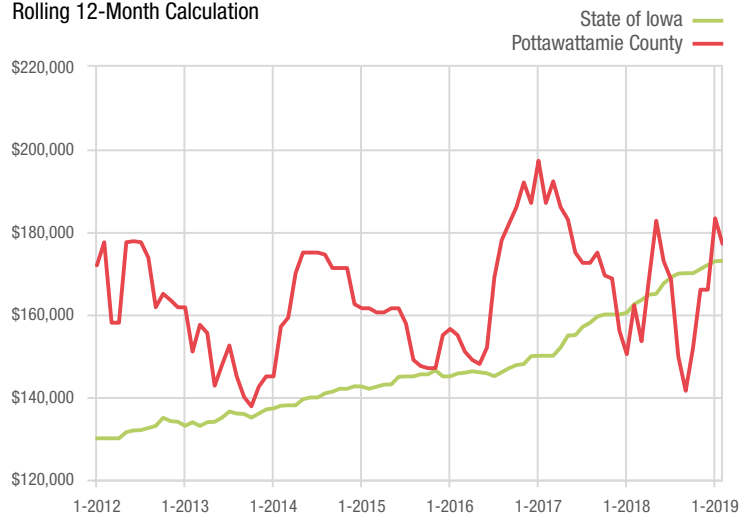
Median Sales Price - Single-Family Detached

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.