

# Local Market Update – February 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

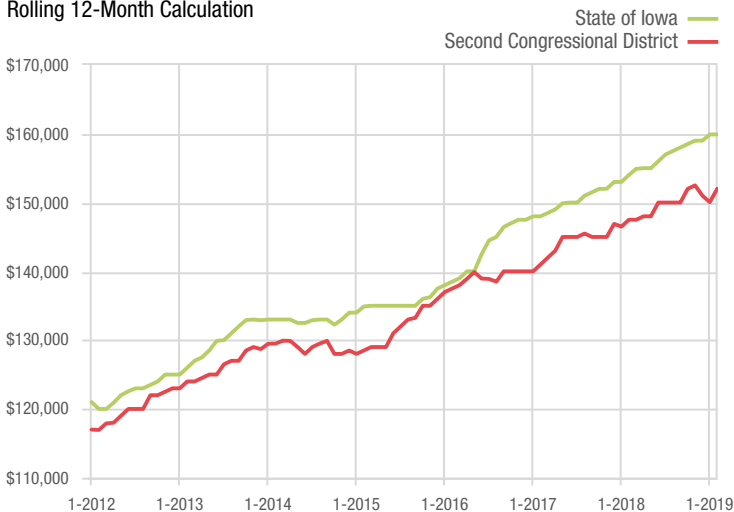
Single-Family Detached Key Metrics	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	855	707	- 17.3%	1,711	1,562	- 8.7%
Pending Sales	575	524	- 8.9%	1,151	1,036	- 10.0%
Closed Sales	407	454	+ 11.5%	823	835	+ 1.5%
Days on Market Until Sale	76	73	- 3.9%	74	76	+ 2.7%
Median Sales Price*	\$134,900	\$151,000	+ 11.9%	\$137,400	\$140,000	+ 1.9%
Average Sales Price*	\$158,291	\$186,611	+ 17.9%	\$162,746	\$180,308	+ 10.8%
Percent of List Price Received*	94.8%	96.0%	+ 1.3%	95.2%	95.3%	+ 0.1%
Inventory of Homes for Sale	2,607	2,627	+ 0.8%	—	—	—
Months Supply of Inventory	3.5	3.6	+ 2.9%	—	—	—

Townhouse-Condo Key Metrics	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	167	128	- 23.4%	419	381	- 9.1%
Pending Sales	89	69	- 22.5%	155	126	- 18.7%
Closed Sales	62	58	- 6.5%	114	96	- 15.8%
Days on Market Until Sale	52	88	+ 69.2%	51	85	+ 66.7%
Median Sales Price*	\$188,752	\$171,950	- 8.9%	\$179,000	\$195,000	+ 8.9%
Average Sales Price*	\$187,422	\$182,524	- 2.6%	\$181,628	\$193,295	+ 6.4%
Percent of List Price Received*	99.4%	98.2%	- 1.2%	98.8%	98.5%	- 0.3%
Inventory of Homes for Sale	471	493	+ 4.7%	—	—	—
Months Supply of Inventory	4.3	4.5	+ 4.7%	—	—	—

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

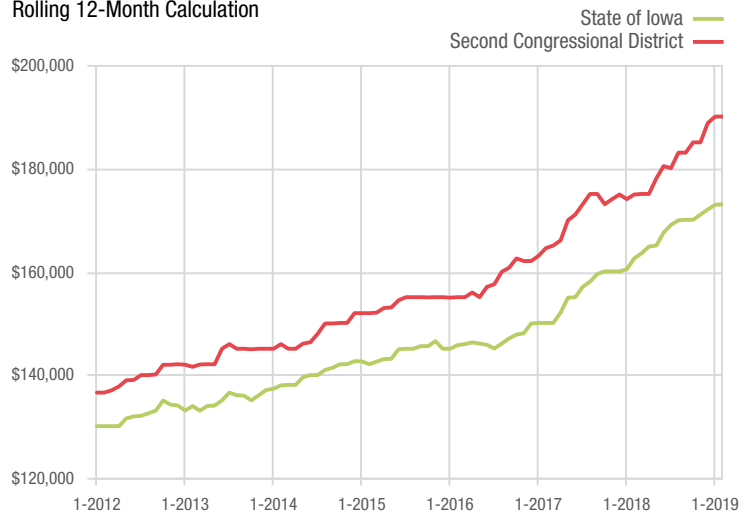
### Median Sales Price - Single-Family Detached

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.