

# Local Market Update – February 2019

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



## Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

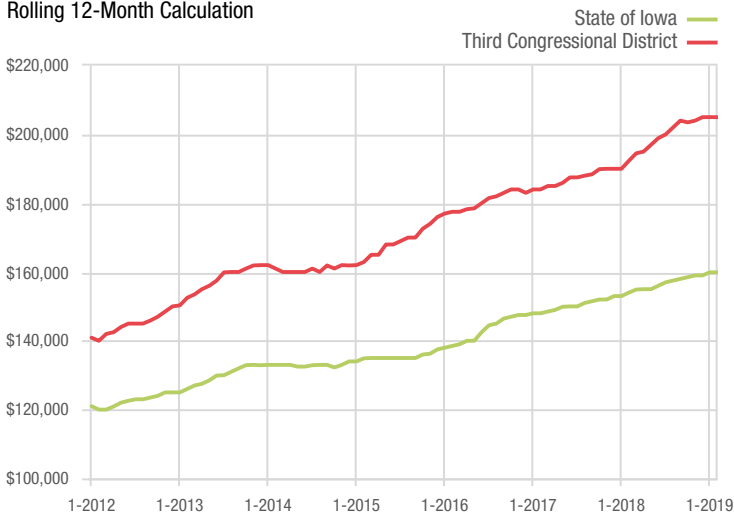
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1,033	959	- 7.2%	2,022	1,975	- 2.3%
Pending Sales	645	667	+ 3.4%	1,281	1,349	+ 5.3%
Closed Sales	646	641	- 0.8%	1,275	1,259	- 1.3%
Days on Market Until Sale	103	64	- 37.9%	102	65	- 36.3%
Median Sales Price*	\$190,000	\$190,000	0.0%	\$189,900	\$195,250	+ 2.8%
Average Sales Price*	\$220,570	\$215,446	- 2.3%	\$214,841	\$221,405	+ 3.1%
Percent of List Price Received*	98.0%	97.8%	- 0.2%	97.9%	97.7%	- 0.2%
Inventory of Homes for Sale	4,005	3,863	- 3.5%	—	—	—
Months Supply of Inventory	3.8	3.7	- 2.6%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	194	153	- 21.1%	379	338	- 10.8%
Pending Sales	109	97	- 11.0%	224	194	- 13.4%
Closed Sales	110	89	- 19.1%	225	173	- 23.1%
Days on Market Until Sale	107	92	- 14.0%	97	81	- 16.5%
Median Sales Price*	\$145,750	\$155,000	+ 6.3%	\$154,250	\$160,000	+ 3.7%
Average Sales Price*	\$174,080	\$176,514	+ 1.4%	\$182,111	\$183,318	+ 0.7%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	822	745	- 9.4%	—	—	—
Months Supply of Inventory	4.4	4.2	- 4.5%	—	—	—

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

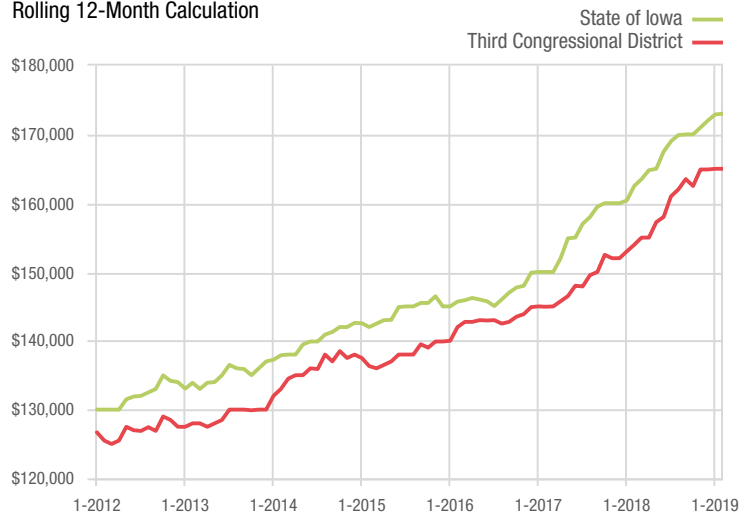
### Median Sales Price - Single-Family Detached

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.

Current as of March 15, 2019. All data from the multiple listing services in the state of Iowa. | Report © 2019 ShowingTime.