

Local Market Update – February 2019

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



Warren County

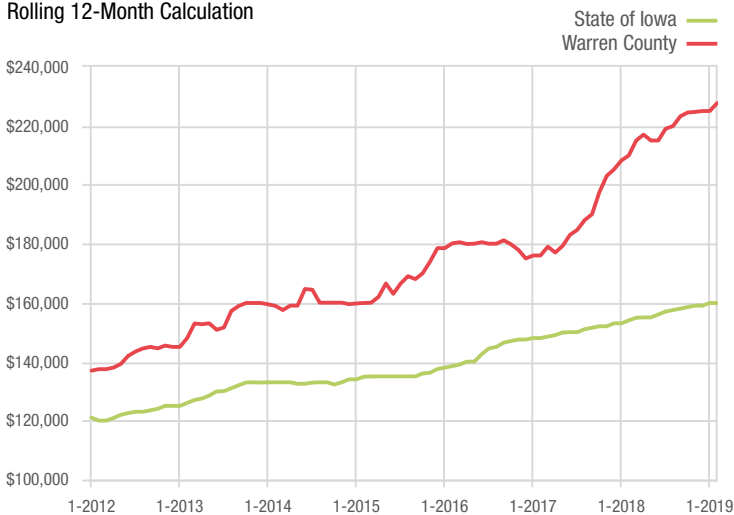
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	42	63	+ 50.0%	104	121	+ 16.3%
Pending Sales	41	44	+ 7.3%	74	84	+ 13.5%
Closed Sales	41	43	+ 4.9%	74	77	+ 4.1%
Days on Market Until Sale	105	62	- 41.0%	101	60	- 40.6%
Median Sales Price*	\$188,500	\$237,500	+ 26.0%	\$191,000	\$237,500	+ 24.3%
Average Sales Price*	\$243,116	\$273,590	+ 12.5%	\$234,120	\$270,239	+ 15.4%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	288	274	- 4.9%	—	—	—
Months Supply of Inventory	4.2	4.3	+ 2.4%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	6	7	+ 16.7%	21	12	- 42.9%
Pending Sales	10	6	- 40.0%	17	12	- 29.4%
Closed Sales	8	8	0.0%	16	15	- 6.3%
Days on Market Until Sale	232	254	+ 9.5%	176	192	+ 9.1%
Median Sales Price*	\$175,330	\$177,200	+ 1.1%	\$173,496	\$165,400	- 4.7%
Average Sales Price*	\$186,235	\$192,336	+ 3.3%	\$188,728	\$171,216	- 9.3%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	99.6%	99.8%	+ 0.2%
Inventory of Homes for Sale	84	67	- 20.2%	—	—	—
Months Supply of Inventory	9.0	6.5	- 27.8%	—	—	—

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

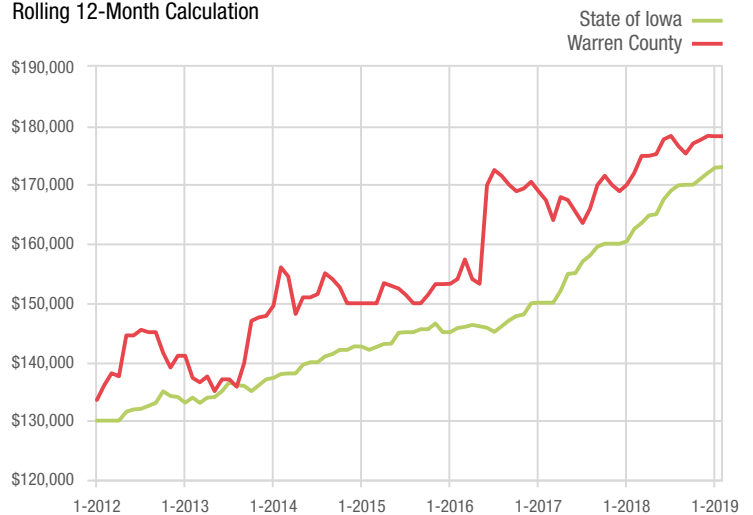
Median Sales Price - Single-Family Detached

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.