

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

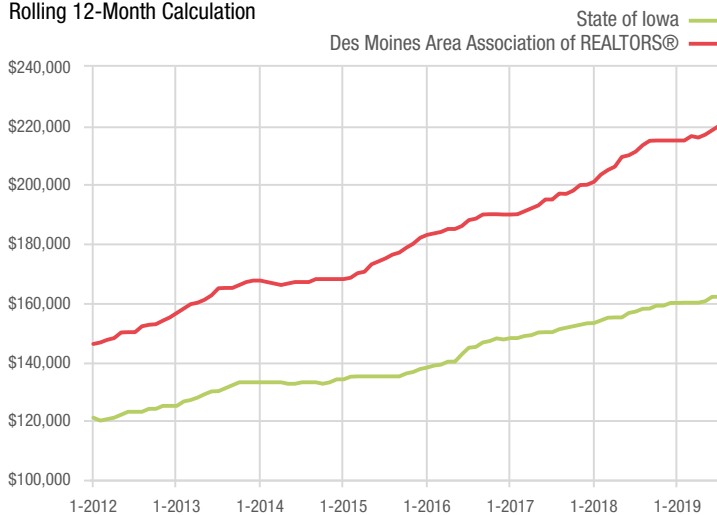
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	1,258	1,490	+ 18.4%	8,753	8,766	+ 0.1%
Pending Sales	1,107	1,164	+ 5.1%	6,566	6,329	- 3.6%
Closed Sales	1,143	1,065	- 6.8%	6,523	6,175	- 5.3%
Days on Market Until Sale	40	49	+ 22.5%	73	62	- 15.1%
Median Sales Price*	\$217,550	\$228,175	+ 4.9%	\$215,000	\$223,250	+ 3.8%
Average Sales Price*	\$240,065	\$244,342	+ 1.8%	\$232,032	\$241,238	+ 4.0%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	4,256	4,343	+ 2.0%	—	—	—
Months Supply of Inventory	4.5	4.8	+ 6.7%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	214	268	+ 25.2%	1,579	1,556	- 1.5%
Pending Sales	218	209	- 4.1%	1,284	1,154	- 10.1%
Closed Sales	237	214	- 9.7%	1,285	1,125	- 12.5%
Days on Market Until Sale	69	67	- 2.9%	82	75	- 8.5%
Median Sales Price*	\$169,000	\$185,500	+ 9.8%	\$162,500	\$175,000	+ 7.7%
Average Sales Price*	\$189,177	\$197,103	+ 4.2%	\$182,432	\$190,475	+ 4.4%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	778	837	+ 7.6%	—	—	—
Months Supply of Inventory	4.4	5.1	+ 15.9%	—	—	—

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

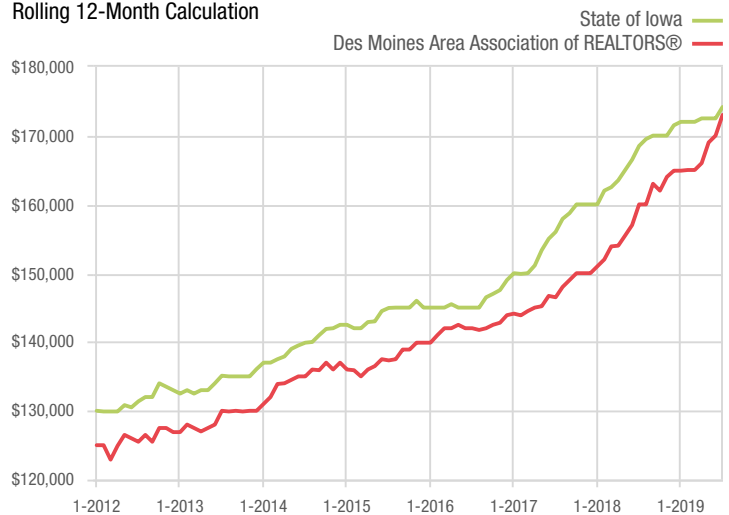
Median Sales Price - Single-Family Detached

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.