

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

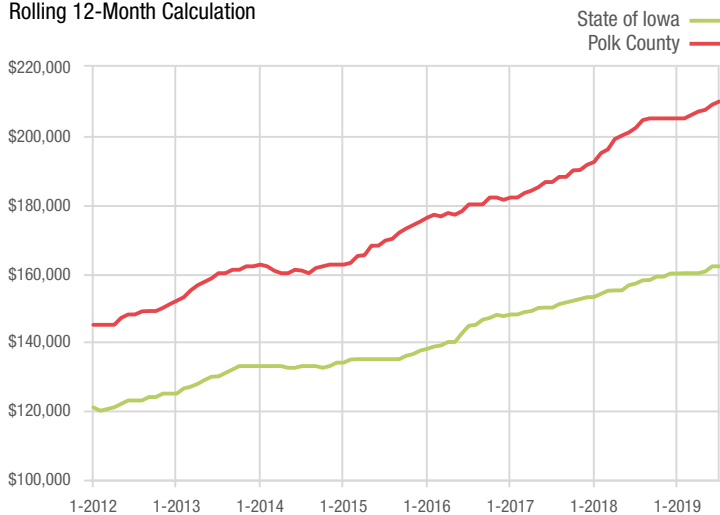
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	787	1,011	+ 28.5%	5,676	5,822	+ 2.6%
Pending Sales	731	770	+ 5.3%	4,454	4,195	- 5.8%
Closed Sales	773	706	- 8.7%	4,440	4,089	- 7.9%
Days on Market Until Sale	35	43	+ 22.9%	66	53	- 19.7%
Median Sales Price*	\$210,000	\$219,500	+ 4.5%	\$206,500	\$214,900	+ 4.1%
Average Sales Price*	\$231,986	\$233,789	+ 0.8%	\$220,568	\$230,467	+ 4.5%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	2,492	2,737	+ 9.8%	—	—	—
Months Supply of Inventory	3.9	4.5	+ 15.4%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	149	177	+ 18.8%	1,038	1,017	- 2.0%
Pending Sales	142	138	- 2.8%	860	765	- 11.0%
Closed Sales	149	140	- 6.0%	866	740	- 14.5%
Days on Market Until Sale	69	55	- 20.3%	80	60	- 25.0%
Median Sales Price*	\$160,000	\$184,225	+ 15.1%	\$155,000	\$168,000	+ 8.4%
Average Sales Price*	\$184,292	\$195,105	+ 5.9%	\$175,286	\$186,244	+ 6.3%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	485	514	+ 6.0%	—	—	—
Months Supply of Inventory	3.9	4.6	+ 17.9%	—	—	—

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

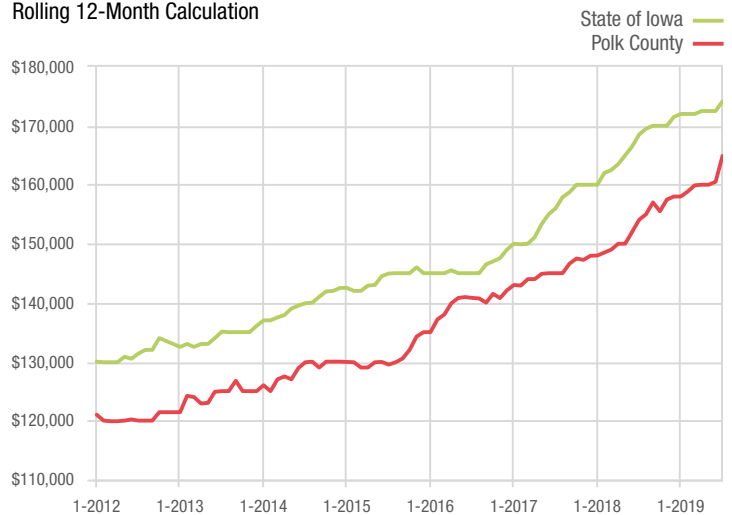
Median Sales Price - Single-Family Detached

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.