

Local Market Update – July 2019

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

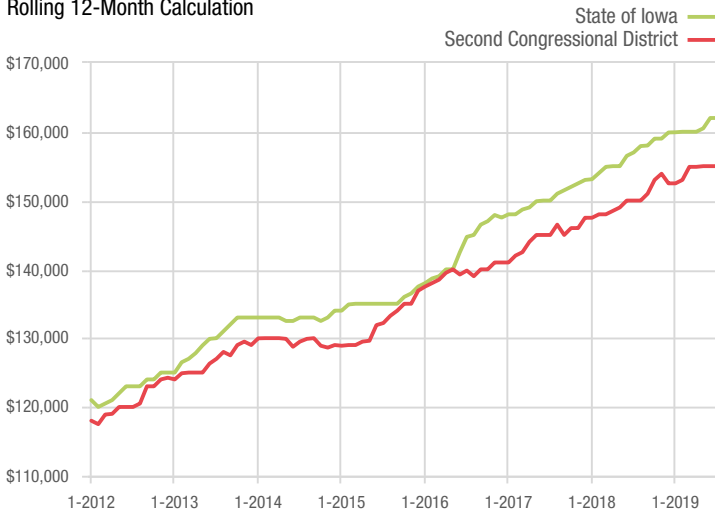
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	1,231	1,275	+ 3.6%	7,925	7,960	+ 0.4%
Pending Sales	824	904	+ 9.7%	5,551	5,559	+ 0.1%
Closed Sales	927	905	- 2.4%	4,955	4,973	+ 0.4%
Days on Market Until Sale	50	53	+ 6.0%	63	64	+ 1.6%
Median Sales Price*	\$164,900	\$165,000	+ 0.1%	\$155,000	\$160,000	+ 3.2%
Average Sales Price*	\$197,609	\$200,462	+ 1.4%	\$189,904	\$195,681	+ 3.0%
Percent of List Price Received*	96.9%	97.1%	+ 0.2%	96.6%	96.5%	- 0.1%
Inventory of Homes for Sale	3,267	3,207	- 1.8%	—	—	—
Months Supply of Inventory	4.4	4.4	0.0%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	145	171	+ 17.9%	1,273	1,291	+ 1.4%
Pending Sales	145	136	- 6.2%	852	876	+ 2.8%
Closed Sales	173	183	+ 5.8%	781	812	+ 4.0%
Days on Market Until Sale	60	66	+ 10.0%	59	71	+ 20.3%
Median Sales Price*	\$183,000	\$197,000	+ 7.7%	\$189,950	\$181,500	- 4.4%
Average Sales Price*	\$196,162	\$191,466	- 2.4%	\$198,220	\$190,236	- 4.0%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	475	488	+ 2.7%	—	—	—
Months Supply of Inventory	4.5	4.5	0.0%	—	—	—

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

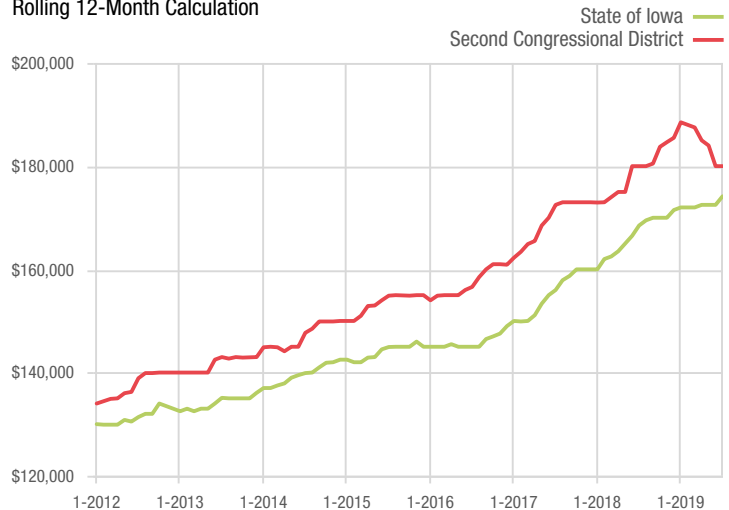
Median Sales Price - Single-Family Detached

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.