

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

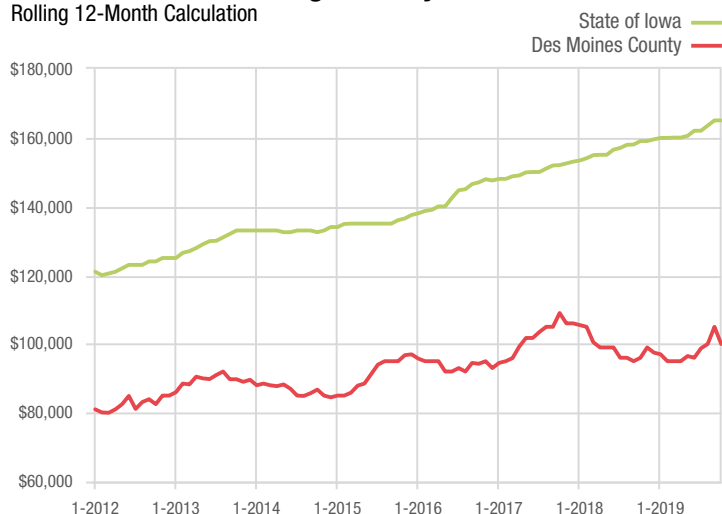
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	72	52	- 27.8%	658	644	- 2.1%
Pending Sales	53	31	- 41.5%	441	385	- 12.7%
Closed Sales	50	41	- 18.0%	413	401	- 2.9%
Days on Market Until Sale	92	103	+ 12.0%	95	98	+ 3.2%
Median Sales Price*	\$126,500	\$93,000	- 26.5%	\$99,000	\$105,000	+ 6.1%
Average Sales Price*	\$140,158	\$130,579	- 6.8%	\$124,642	\$131,243	+ 5.3%
Percent of List Price Received*	94.7%	93.7%	- 1.1%	94.4%	93.8%	- 0.6%
Inventory of Homes for Sale	267	282	+ 5.6%	—	—	—
Months Supply of Inventory	6.6	7.5	+ 13.6%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	2	2	0.0%	18	25	+ 38.9%
Pending Sales	1	4	+ 300.0%	9	17	+ 88.9%
Closed Sales	3	4	+ 33.3%	8	16	+ 100.0%
Days on Market Until Sale	59	186	+ 215.3%	73	82	+ 12.3%
Median Sales Price*	\$297,500	\$181,000	- 39.2%	\$241,250	\$187,500	- 22.3%
Average Sales Price*	\$264,167	\$197,325	- 25.3%	\$228,238	\$216,324	- 5.2%
Percent of List Price Received*	97.6%	94.1%	- 3.6%	98.7%	95.8%	- 2.9%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
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.

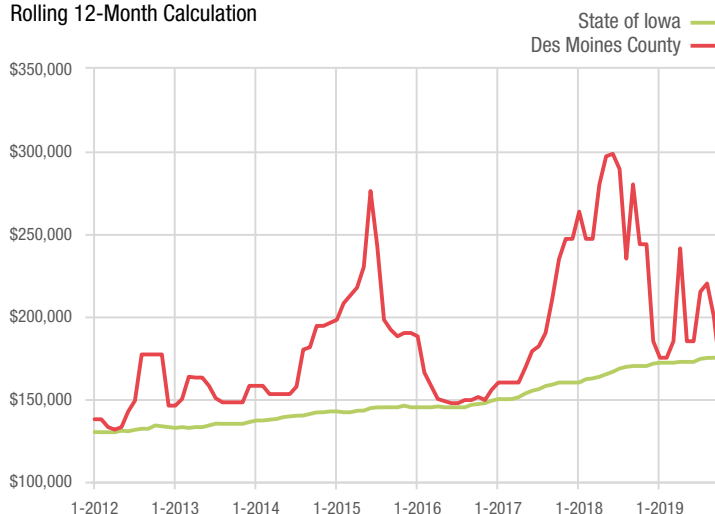
Median Sales Price - Single-Family Detached

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.