

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

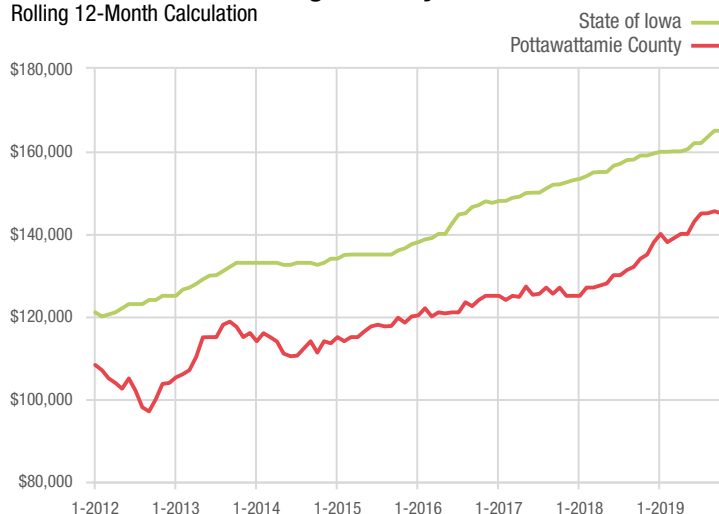
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	126	139	+ 10.3%	1,313	1,290	- 1.8%
Pending Sales	95	86	- 9.5%	1,036	1,003	- 3.2%
Closed Sales	100	109	+ 9.0%	966	996	+ 3.1%
Days on Market Until Sale	28	23	- 17.9%	30	29	- 3.3%
Median Sales Price*	\$148,250	\$145,000	- 2.2%	\$137,600	\$146,900	+ 6.8%
Average Sales Price*	\$169,012	\$172,385	+ 2.0%	\$158,298	\$178,670	+ 12.9%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	211	216	+ 2.4%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	7	6	- 14.3%	66	77	+ 16.7%
Pending Sales	6	3	- 50.0%	41	56	+ 36.6%
Closed Sales	6	7	+ 16.7%	37	51	+ 37.8%
Days on Market Until Sale	24	47	+ 95.8%	42	35	- 16.7%
Median Sales Price*	\$217,450	\$162,500	- 25.3%	\$149,750	\$205,000	+ 36.9%
Average Sales Price*	\$235,383	\$161,429	- 31.4%	\$178,213	\$203,824	+ 14.4%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	27	16	- 40.7%	—	—	—
Months Supply of Inventory	7.0	3.0	- 57.1%	—	—	—

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

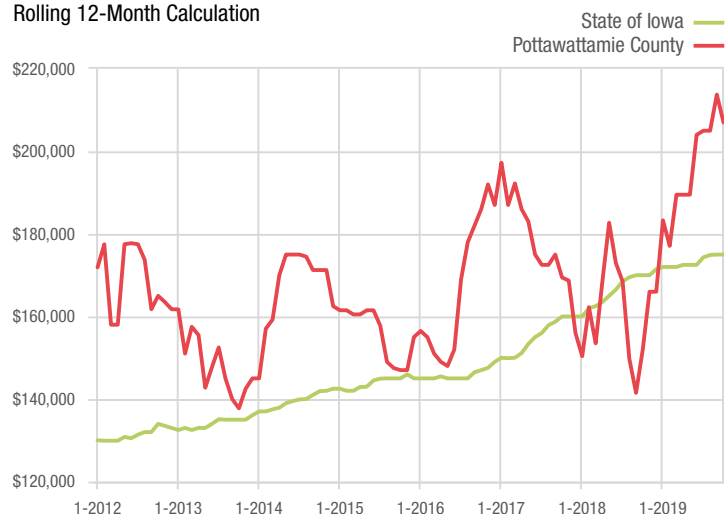
Median Sales Price - Single-Family Detached

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.