

Local Market Update – October 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

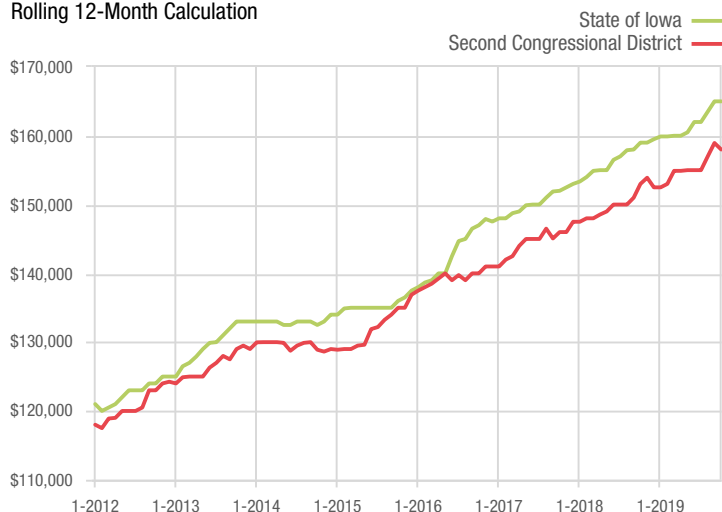
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	1,012	1,029	+ 1.7%	11,112	11,326	+ 1.9%
Pending Sales	721	728	+ 1.0%	7,725	8,009	+ 3.7%
Closed Sales	726	830	+ 14.3%	7,151	7,447	+ 4.1%
Days on Market Until Sale	56	58	+ 3.6%	62	61	- 1.6%
Median Sales Price*	\$154,250	\$150,000	- 2.8%	\$155,000	\$160,000	+ 3.2%
Average Sales Price*	\$184,048	\$177,930	- 3.3%	\$188,882	\$193,920	+ 2.7%
Percent of List Price Received*	96.1%	95.8%	- 0.3%	96.5%	96.4%	- 0.1%
Inventory of Homes for Sale	3,302	3,178	- 3.8%	—	—	—
Months Supply of Inventory	4.5	4.2	- 6.7%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	101	128	+ 26.7%	1,646	1,711	+ 3.9%
Pending Sales	110	83	- 24.5%	1,156	1,191	+ 3.0%
Closed Sales	121	116	- 4.1%	1,114	1,156	+ 3.8%
Days on Market Until Sale	72	74	+ 2.8%	60	69	+ 15.0%
Median Sales Price*	\$178,500	\$175,000	- 2.0%	\$188,500	\$182,000	- 3.4%
Average Sales Price*	\$193,445	\$185,888	- 3.9%	\$196,909	\$191,589	- 2.7%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	423	465	+ 9.9%	—	—	—
Months Supply of Inventory	3.9	4.3	+ 10.3%	—	—	—

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

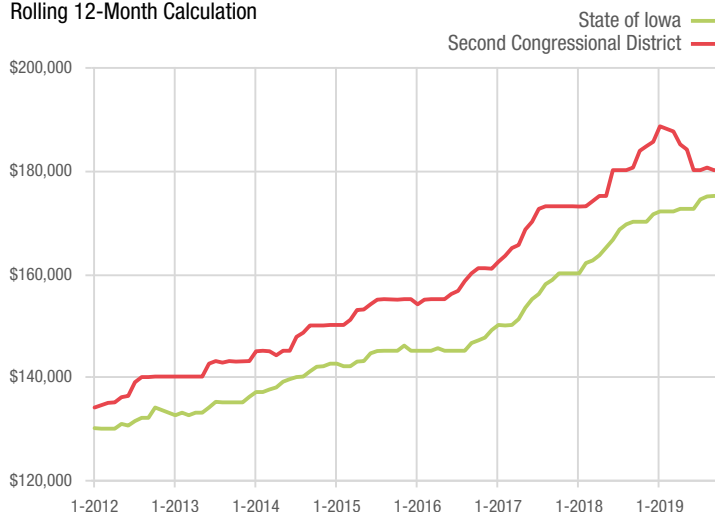
Median Sales Price - Single-Family Detached

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.