

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

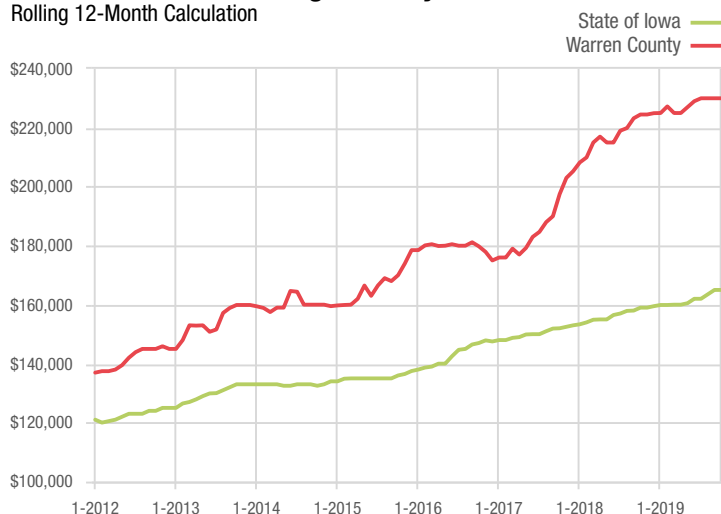
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	83	66	- 20.5%	863	876	+ 1.5%
Pending Sales	65	81	+ 24.6%	649	691	+ 6.5%
Closed Sales	71	73	+ 2.8%	659	672	+ 2.0%
Days on Market Until Sale	53	65	+ 22.6%	77	68	- 11.7%
Median Sales Price*	\$227,000	\$229,999	+ 1.3%	\$222,500	\$229,000	+ 2.9%
Average Sales Price*	\$243,754	\$245,125	+ 0.6%	\$242,784	\$253,445	+ 4.4%
Percent of List Price Received*	98.1%	98.0%	- 0.1%	99.1%	98.2%	- 0.9%
Inventory of Homes for Sale	339	293	- 13.6%	—	—	—
Months Supply of Inventory	5.3	4.4	- 17.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	6	10	+ 66.7%	113	124	+ 9.7%
Pending Sales	7	12	+ 71.4%	114	113	- 0.9%
Closed Sales	8	12	+ 50.0%	114	110	- 3.5%
Days on Market Until Sale	231	143	- 38.1%	173	177	+ 2.3%
Median Sales Price*	\$215,300	\$167,400	- 22.2%	\$178,669	\$187,000	+ 4.7%
Average Sales Price*	\$226,829	\$200,880	- 11.4%	\$204,594	\$195,753	- 4.3%
Percent of List Price Received*	103.5%	99.4%	- 4.0%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	69	63	- 8.7%	—	—	—
Months Supply of Inventory	6.4	5.9	- 7.8%	—	—	—

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

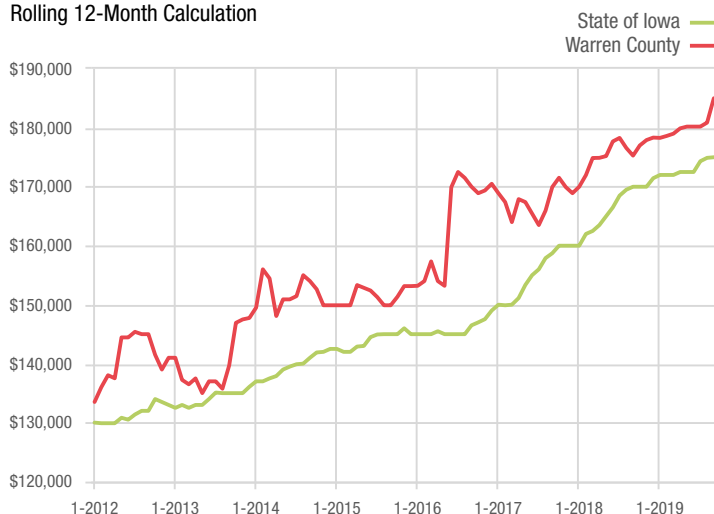
Median Sales Price - Single-Family Detached

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.