

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Central Iowa Board of REALTORS®

Includes Boone and Story Counties

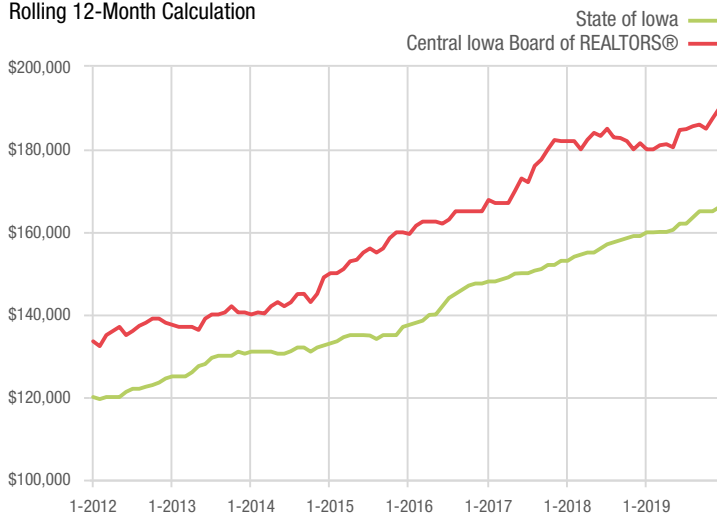
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	70	66	- 5.7%	1,715	1,910	+ 11.4%
Pending Sales	73	77	+ 5.5%	1,375	1,510	+ 9.8%
Closed Sales	100	121	+ 21.0%	1,372	1,491	+ 8.7%
Days on Market Until Sale	61	55	- 9.8%	55	54	- 1.8%
Median Sales Price*	\$165,000	\$193,000	+ 17.0%	\$181,500	\$189,900	+ 4.6%
Average Sales Price*	\$193,974	\$206,778	+ 6.6%	\$207,022	\$208,907	+ 0.9%
Percent of List Price Received*	98.0%	97.3%	- 0.7%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	385	357	- 7.3%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	6	+ 500.0%	180	215	+ 19.4%
Pending Sales	5	9	+ 80.0%	146	159	+ 8.9%
Closed Sales	8	15	+ 87.5%	152	154	+ 1.3%
Days on Market Until Sale	34	47	+ 38.2%	97	83	- 14.4%
Median Sales Price*	\$175,500	\$170,000	- 3.1%	\$172,000	\$182,250	+ 6.0%
Average Sales Price*	\$187,738	\$198,637	+ 5.8%	\$204,928	\$196,657	- 4.0%
Percent of List Price Received*	96.1%	96.0%	- 0.1%	97.8%	97.0%	- 0.8%
Inventory of Homes for Sale	60	53	- 11.7%	—	—	—
Months Supply of Inventory	4.9	4.0	- 18.4%	—	—	—

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

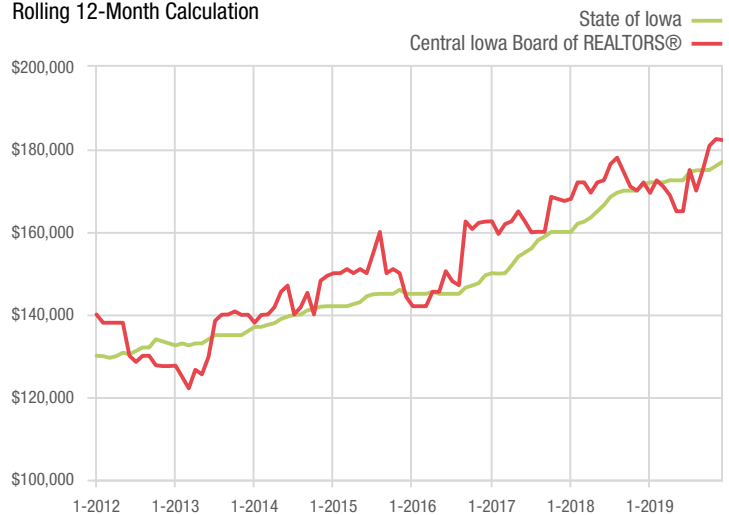
### Median Sales Price - Single-Family Detached

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.