

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

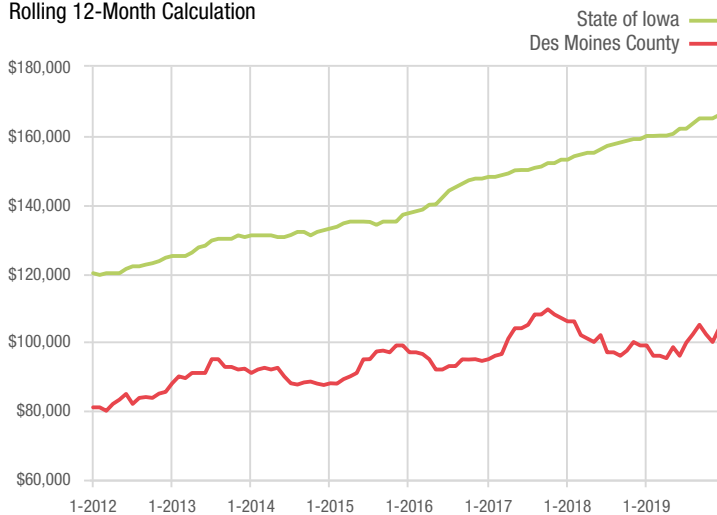
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	35	43	+ 22.9%	766	761	- 0.7%
Pending Sales	32	24	- 25.0%	514	478	- 7.0%
Closed Sales	30	41	+ 36.7%	489	501	+ 2.5%
Days on Market Until Sale	69	90	+ 30.4%	94	94	0.0%
Median Sales Price*	\$75,000	\$97,000	+ 29.3%	\$99,000	\$104,000	+ 5.1%
Average Sales Price*	\$84,798	\$110,718	+ 30.6%	\$123,654	\$130,054	+ 5.2%
Percent of List Price Received*	91.6%	94.1%	+ 2.7%	94.1%	93.9%	- 0.2%
Inventory of Homes for Sale	255	268	+ 5.1%	—	—	—
Months Supply of Inventory	6.0	6.7	+ 11.7%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	4	+ 300.0%	20	31	+ 55.0%
Pending Sales	0	0	0.0%	9	17	+ 88.9%
Closed Sales	1	0	- 100.0%	9	17	+ 88.9%
Days on Market Until Sale	3	—	—	65	81	+ 24.6%
Median Sales Price*	\$165,000	—	—	\$185,000	\$165,000	- 10.8%
Average Sales Price*	\$165,000	—	—	\$221,211	\$213,305	- 3.6%
Percent of List Price Received*	100.0%	—	—	98.9%	95.8%	- 3.1%
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	4.4	6.1	+ 38.6%	—	—	—

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

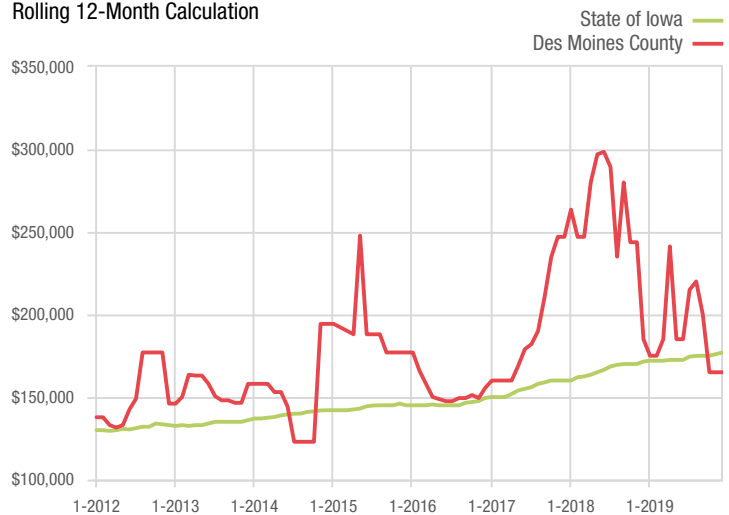
Median Sales Price - Single-Family Detached

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.