

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

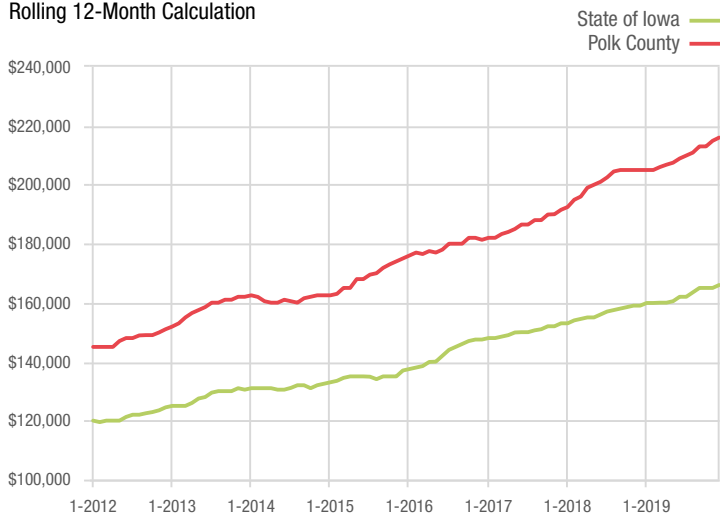
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	362	432	+ 19.3%	9,026	9,444	+ 4.6%
Pending Sales	479	603	+ 25.9%	7,485	7,386	- 1.3%
Closed Sales	521	533	+ 2.3%	7,478	7,246	- 3.1%
Days on Market Until Sale	48	59	+ 22.9%	56	51	- 8.9%
Median Sales Price*	\$185,000	\$225,000	+ 21.6%	\$205,000	\$216,000	+ 5.4%
Average Sales Price*	\$217,462	\$238,416	+ 9.6%	\$221,341	\$233,038	+ 5.3%
Percent of List Price Received*	98.1%	98.1%	0.0%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	2,044	2,101	+ 2.8%	—	—	—
Months Supply of Inventory	3.3	3.4	+ 3.0%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	81	107	+ 32.1%	1,657	1,725	+ 4.1%
Pending Sales	82	86	+ 4.9%	1,429	1,335	- 6.6%
Closed Sales	101	88	- 12.9%	1,449	1,304	- 10.0%
Days on Market Until Sale	49	56	+ 14.3%	69	54	- 21.7%
Median Sales Price*	\$164,900	\$177,450	+ 7.6%	\$158,000	\$172,000	+ 8.9%
Average Sales Price*	\$195,140	\$200,987	+ 3.0%	\$179,593	\$190,943	+ 6.3%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	416	524	+ 26.0%	—	—	—
Months Supply of Inventory	3.5	4.7	+ 34.3%	—	—	—

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

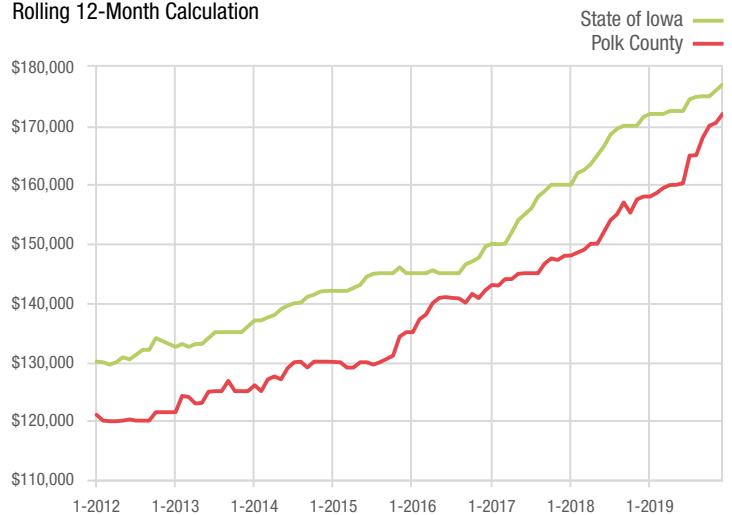
Median Sales Price - Single-Family Detached

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.