

Local Market Update – December 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

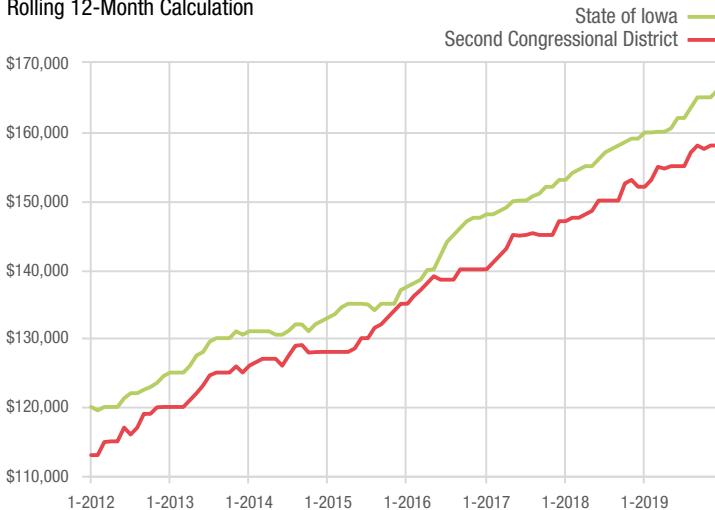
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	564	591	+ 4.8%	12,571	12,937	+ 2.9%
Pending Sales	498	521	+ 4.6%	8,923	9,318	+ 4.4%
Closed Sales	566	622	+ 9.9%	8,471	8,854	+ 4.5%
Days on Market Until Sale	63	63	0.0%	62	62	0.0%
Median Sales Price*	\$137,750	\$145,700	+ 5.8%	\$152,000	\$158,000	+ 3.9%
Average Sales Price*	\$172,000	\$173,307	+ 0.8%	\$186,465	\$191,572	+ 2.7%
Percent of List Price Received*	95.2%	96.0%	+ 0.8%	96.4%	96.3%	- 0.1%
Inventory of Homes for Sale	3,115	3,132	+ 0.5%	—	—	—
Months Supply of Inventory	4.2	4.0	- 4.8%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	47	83	+ 76.6%	1,770	1,887	+ 6.6%
Pending Sales	58	79	+ 36.2%	1,273	1,347	+ 5.8%
Closed Sales	65	96	+ 47.7%	1,262	1,320	+ 4.6%
Days on Market Until Sale	71	90	+ 26.8%	61	70	+ 14.8%
Median Sales Price*	\$188,000	\$201,000	+ 6.9%	\$186,000	\$184,000	- 1.1%
Average Sales Price*	\$197,894	\$211,250	+ 6.7%	\$196,660	\$193,463	- 1.6%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	360	392	+ 8.9%	—	—	—
Months Supply of Inventory	3.4	3.5	+ 2.9%	—	—	—

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

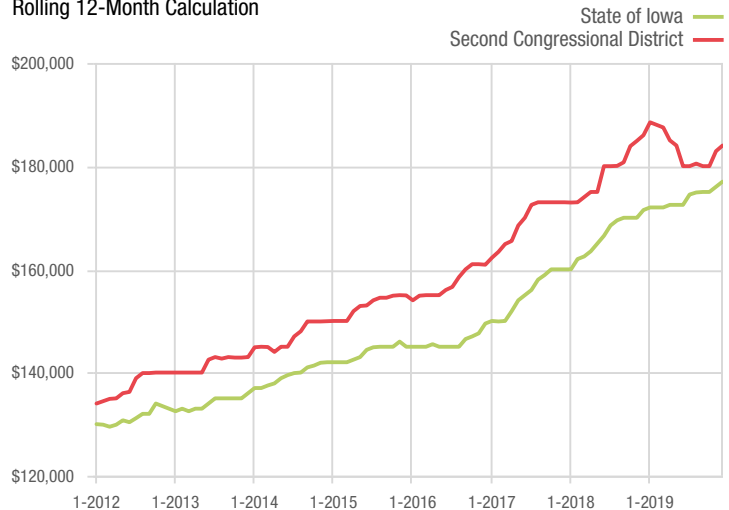
Median Sales Price - Single-Family Detached

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.