

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

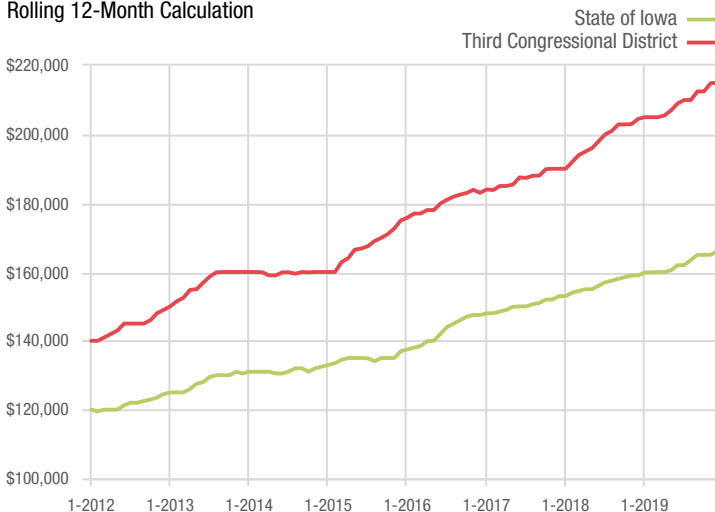
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	639	705	+ 10.3%	15,613	15,853	+ 1.5%
Pending Sales	800	914	+ 14.3%	12,470	12,398	- 0.6%
Closed Sales	873	905	+ 3.7%	12,463	12,267	- 1.6%
Days on Market Until Sale	57	64	+ 12.3%	63	59	- 6.3%
Median Sales Price*	\$199,000	\$221,686	+ 11.4%	\$204,500	\$215,000	+ 5.1%
Average Sales Price*	\$232,628	\$242,663	+ 4.3%	\$224,047	\$235,164	+ 5.0%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	3,871	3,735	- 3.5%	—	—	—
Months Supply of Inventory	3.7	3.6	- 2.7%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	110	149	+ 35.5%	2,536	2,725	+ 7.5%
Pending Sales	124	140	+ 12.9%	2,176	2,112	- 2.9%
Closed Sales	137	144	+ 5.1%	2,193	2,068	- 5.7%
Days on Market Until Sale	56	61	+ 8.9%	73	67	- 8.2%
Median Sales Price*	\$169,000	\$187,000	+ 10.7%	\$164,900	\$179,500	+ 8.9%
Average Sales Price*	\$197,714	\$205,999	+ 4.2%	\$185,756	\$195,069	+ 5.0%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	724	823	+ 13.7%	—	—	—
Months Supply of Inventory	4.0	4.7	+ 17.5%	—	—	—

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

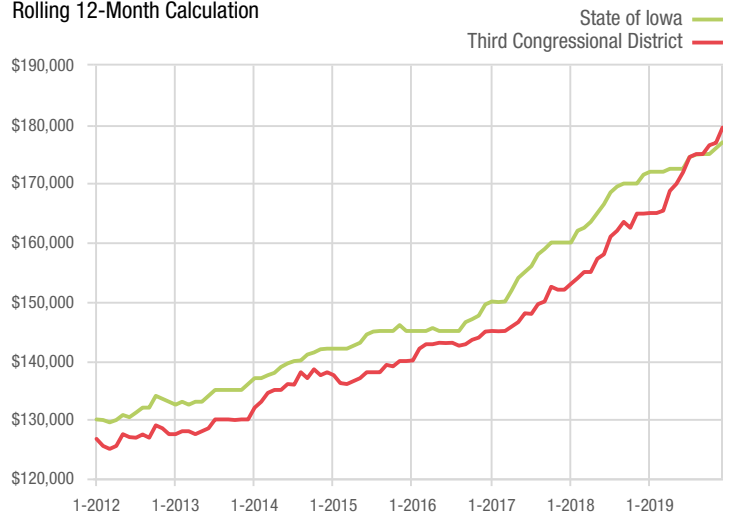
### Median Sales Price - Single-Family Detached

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.

Current as of January 15, 2020. All data from the multiple listing services in the state of Iowa. | Report © 2020 ShowingTime.