

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

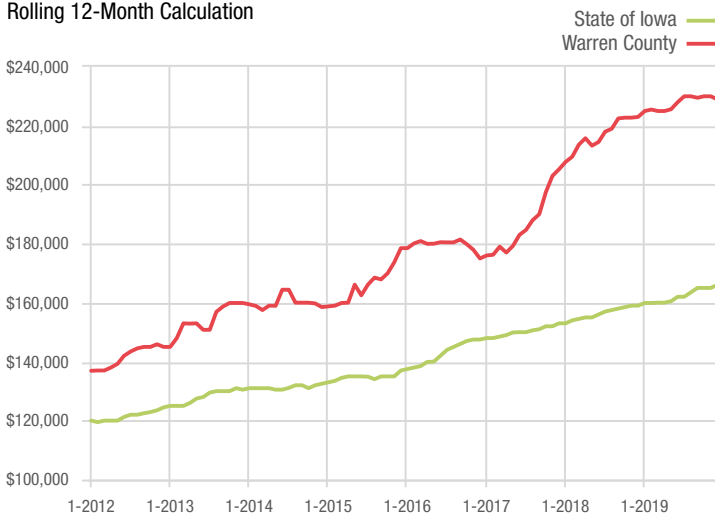
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	36	48	+ 33.3%	968	988	+ 2.1%
Pending Sales	60	67	+ 11.7%	760	812	+ 6.8%
Closed Sales	57	63	+ 10.5%	769	801	+ 4.2%
Days on Market Until Sale	64	79	+ 23.4%	75	68	- 9.3%
Median Sales Price*	\$269,000	\$217,000	- 19.3%	\$223,000	\$229,000	+ 2.7%
Average Sales Price*	\$254,036	\$258,131	+ 1.6%	\$242,984	\$253,646	+ 4.4%
Percent of List Price Received*	98.0%	99.9%	+ 1.9%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	287	261	- 9.1%	—	—	—
Months Supply of Inventory	4.5	3.9	- 13.3%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	6	8	+ 33.3%	128	141	+ 10.2%
Pending Sales	8	3	- 62.5%	129	116	- 10.1%
Closed Sales	5	5	0.0%	127	118	- 7.1%
Days on Market Until Sale	113	156	+ 38.1%	163	171	+ 4.9%
Median Sales Price*	\$203,000	\$291,095	+ 43.4%	\$178,337	\$190,450	+ 6.8%
Average Sales Price*	\$192,060	\$282,538	+ 47.1%	\$202,623	\$199,370	- 1.6%
Percent of List Price Received*	98.6%	102.2%	+ 3.7%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	65	71	+ 9.2%	—	—	—
Months Supply of Inventory	6.0	7.3	+ 21.7%	—	—	—

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

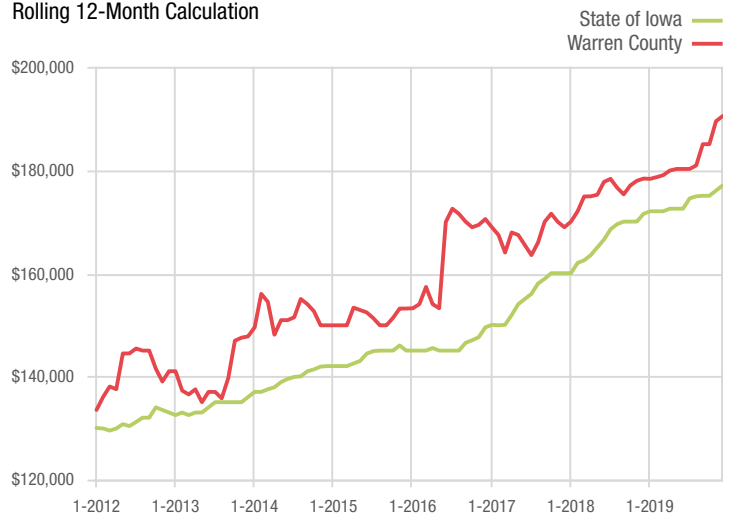
Median Sales Price - Single-Family Detached

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.