

Local Market Update – January 2020

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

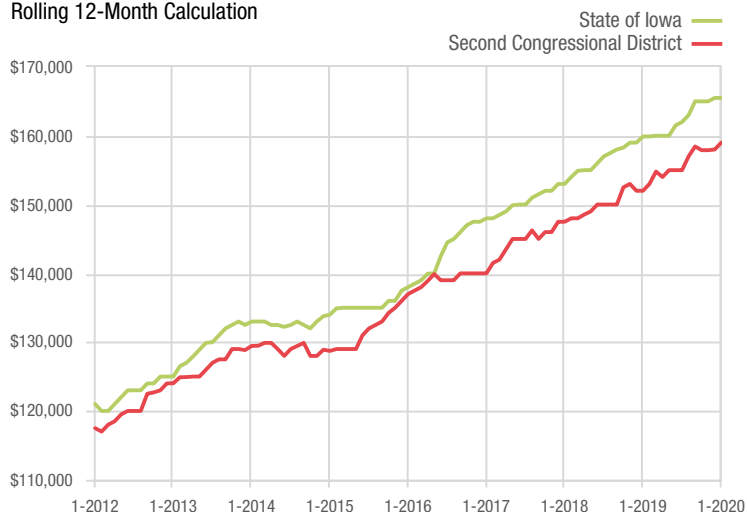
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	866	902	+ 4.2%	866	902	+ 4.2%
Pending Sales	521	633	+ 21.5%	521	633	+ 21.5%
Closed Sales	384	423	+ 10.2%	384	423	+ 10.2%
Days on Market Until Sale	83	75	- 9.6%	83	75	- 9.6%
Median Sales Price*	\$129,450	\$150,000	+ 15.9%	\$129,450	\$150,000	+ 15.9%
Average Sales Price*	\$174,024	\$185,300	+ 6.5%	\$174,024	\$185,300	+ 6.5%
Percent of List Price Received*	94.4%	96.6%	+ 2.3%	94.4%	96.6%	+ 2.3%
Inventory of Homes for Sale	2,766	2,673	- 3.4%	—	—	—
Months Supply of Inventory	3.8	3.5	- 7.9%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	239	336	+ 40.6%	239	336	+ 40.6%
Pending Sales	56	65	+ 16.1%	56	65	+ 16.1%
Closed Sales	33	61	+ 84.8%	33	61	+ 84.8%
Days on Market Until Sale	71	59	- 16.9%	71	59	- 16.9%
Median Sales Price*	\$200,000	\$182,200	- 8.9%	\$200,000	\$182,200	- 8.9%
Average Sales Price*	\$199,222	\$187,421	- 5.9%	\$199,222	\$187,421	- 5.9%
Percent of List Price Received*	98.9%	97.7%	- 1.2%	98.9%	97.7%	- 1.2%
Inventory of Homes for Sale	408	508	+ 24.5%	—	—	—
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.

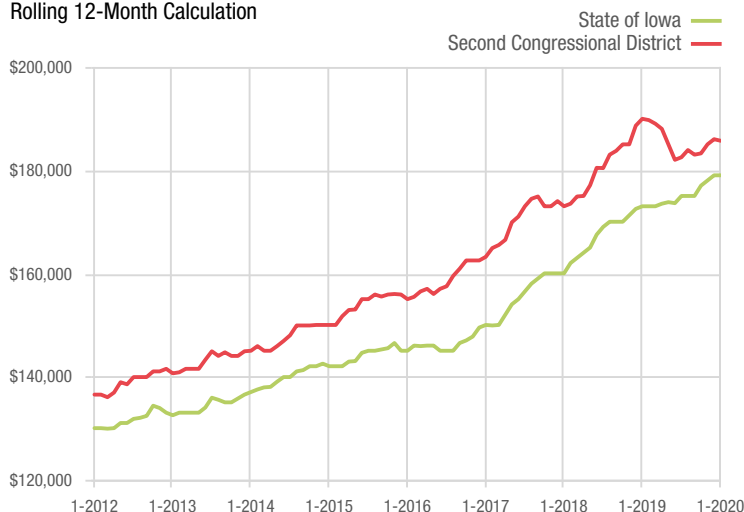
Median Sales Price - Single-Family Detached

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.