

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

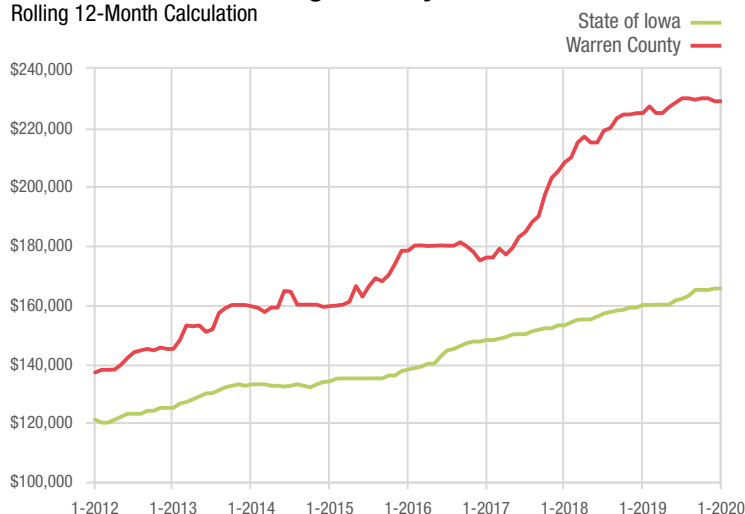
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	56	72	+ 28.6%	56	72	+ 28.6%
Pending Sales	39	47	+ 20.5%	39	47	+ 20.5%
Closed Sales	35	45	+ 28.6%	35	45	+ 28.6%
Days on Market Until Sale	56	70	+ 25.0%	56	70	+ 25.0%
Median Sales Price*	\$231,000	\$226,000	- 2.2%	\$231,000	\$226,000	- 2.2%
Average Sales Price*	\$261,673	\$248,432	- 5.1%	\$261,673	\$248,432	- 5.1%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.2%	98.2%	0.0%
Inventory of Homes for Sale	281	265	- 5.7%	—	—	—
Months Supply of Inventory	4.4	3.9	- 11.4%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	6	19	+ 216.7%	6	19	+ 216.7%
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Days on Market Until Sale	121	73	- 39.7%	121	73	- 39.7%
Median Sales Price*	\$160,000	\$120,950	- 24.4%	\$160,000	\$120,950	- 24.4%
Average Sales Price*	\$147,079	\$160,725	+ 9.3%	\$147,079	\$160,725	+ 9.3%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	64	83	+ 29.7%	—	—	—
Months Supply of Inventory	6.0	8.8	+ 46.7%	—	—	—

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

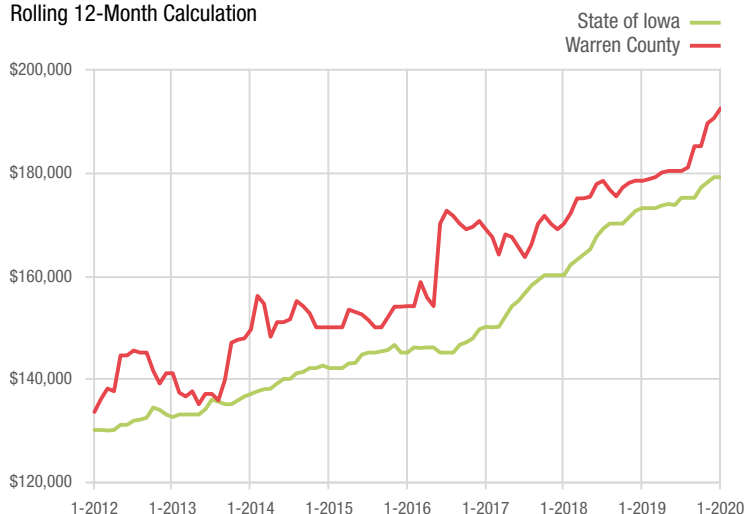
Median Sales Price - Single-Family Detached

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.