

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

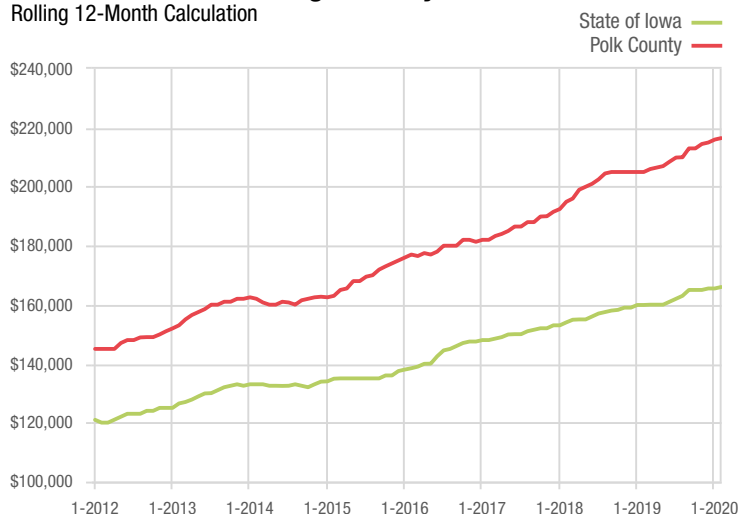
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	560	651	+ 16.3%	1,157	1,225	+ 5.9%
Pending Sales	384	452	+ 17.7%	804	882	+ 9.7%
Closed Sales	391	413	+ 5.6%	781	842	+ 7.8%
Days on Market Until Sale	56	73	+ 30.4%	58	65	+ 12.1%
Median Sales Price*	\$195,500	\$200,000	+ 2.3%	\$196,500	\$200,000	+ 1.8%
Average Sales Price*	\$216,435	\$215,530	- 0.4%	\$216,874	\$221,262	+ 2.0%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	2,097	2,227	+ 6.2%	—	—	—
Months Supply of Inventory	3.4	3.6	+ 5.9%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	94	91	- 3.2%	217	240	+ 10.6%
Pending Sales	61	69	+ 13.1%	126	128	+ 1.6%
Closed Sales	60	73	+ 21.7%	114	125	+ 9.6%
Days on Market Until Sale	74	46	- 37.8%	69	50	- 27.5%
Median Sales Price*	\$157,450	\$135,000	- 14.3%	\$155,000	\$158,000	+ 1.9%
Average Sales Price*	\$178,652	\$165,934	- 7.1%	\$178,082	\$184,348	+ 3.5%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	443	581	+ 31.2%	—	—	—
Months Supply of Inventory	3.8	5.2	+ 36.8%	—	—	—

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

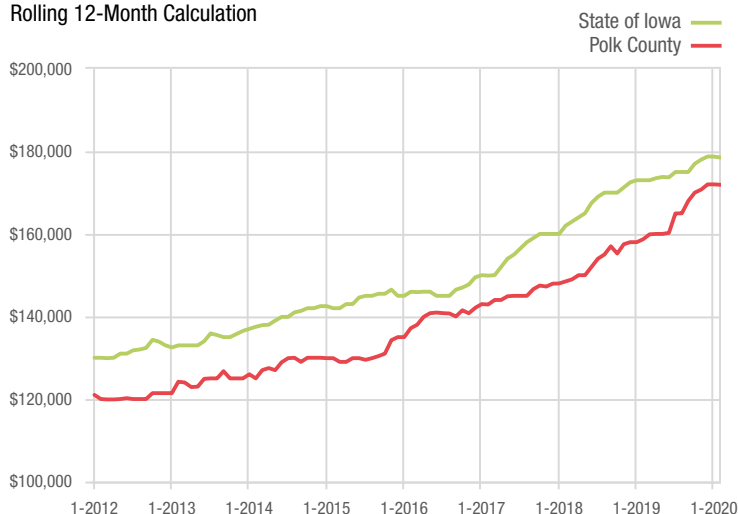
Median Sales Price - Single-Family Detached

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.