

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

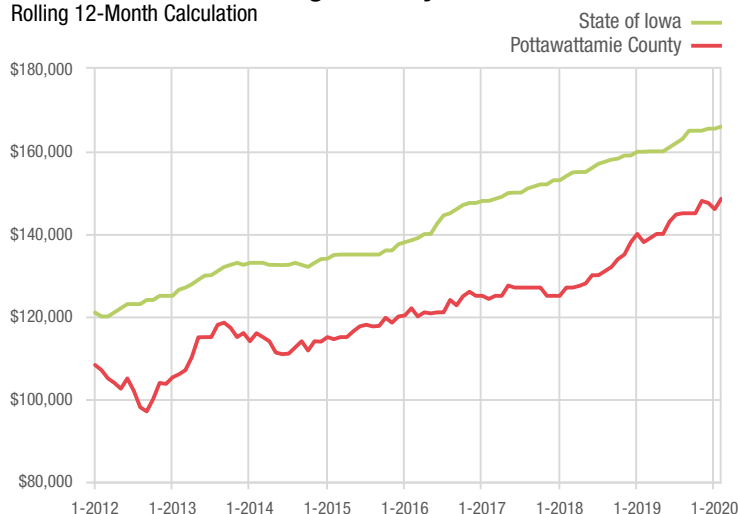
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	84	99	+ 17.9%	176	188	+ 6.8%
Pending Sales	72	56	- 22.2%	151	135	- 10.6%
Closed Sales	72	60	- 16.7%	145	119	- 17.9%
Days on Market Until Sale	39	39	0.0%	45	33	- 26.7%
Median Sales Price*	\$118,250	\$153,400	+ 29.7%	\$133,500	\$145,900	+ 9.3%
Average Sales Price*	\$136,963	\$181,575	+ 32.6%	\$161,718	\$180,573	+ 11.7%
Percent of List Price Received*	96.2%	98.0%	+ 1.9%	96.6%	97.9%	+ 1.3%
Inventory of Homes for Sale	146	165	+ 13.0%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	2	9	+ 350.0%	6	11	+ 83.3%
Pending Sales	4	4	0.0%	6	7	+ 16.7%
Closed Sales	2	3	+ 50.0%	3	8	+ 166.7%
Days on Market Until Sale	80	91	+ 13.8%	53	51	- 3.8%
Median Sales Price*	\$171,000	\$240,000	+ 40.4%	\$187,500	\$247,000	+ 31.7%
Average Sales Price*	\$171,000	\$231,795	+ 35.6%	\$209,000	\$236,506	+ 13.2%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.5%	99.5%	0.0%
Inventory of Homes for Sale	4	12	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	2.2	+ 120.0%	—	—	—

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

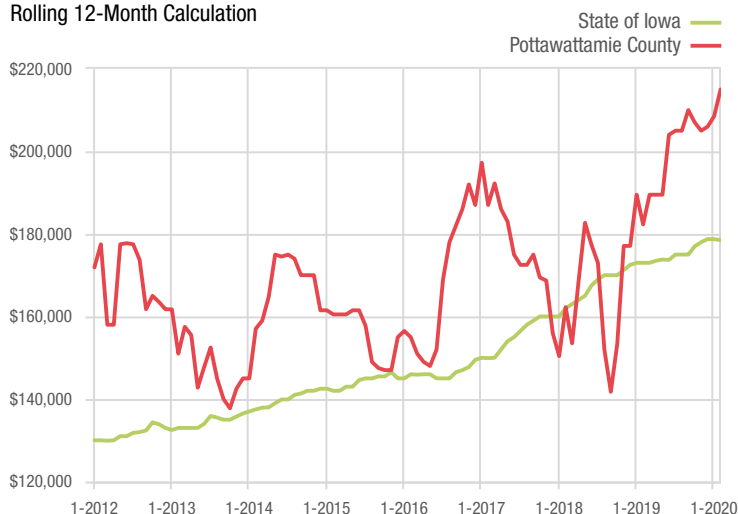
Median Sales Price - Single-Family Detached

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.