

Local Market Update – February 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

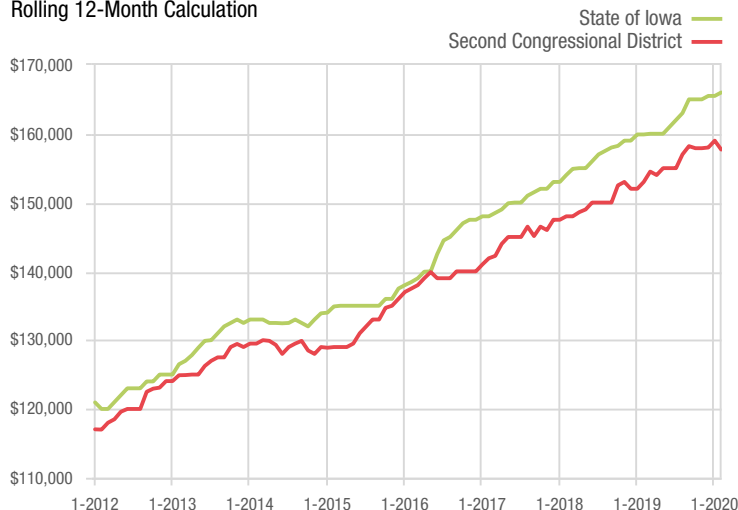
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	722	879	+ 21.7%	1,589	1,781	+ 12.1%
Pending Sales	549	676	+ 23.1%	1,070	1,315	+ 22.9%
Closed Sales	466	478	+ 2.6%	850	907	+ 6.7%
Days on Market Until Sale	76	71	- 6.6%	79	73	- 7.6%
Median Sales Price*	\$150,000	\$138,000	- 8.0%	\$140,000	\$142,250	+ 1.6%
Average Sales Price*	\$185,950	\$171,992	- 7.5%	\$180,556	\$177,714	- 1.6%
Percent of List Price Received*	96.0%	96.0%	0.0%	95.3%	96.3%	+ 1.0%
Inventory of Homes for Sale	2,672	2,652	- 0.7%	—	—	—
Months Supply of Inventory	3.7	3.4	- 8.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	116	159	+ 37.1%	355	494	+ 39.2%
Pending Sales	68	100	+ 47.1%	124	169	+ 36.3%
Closed Sales	52	64	+ 23.1%	85	124	+ 45.9%
Days on Market Until Sale	92	61	- 33.7%	84	59	- 29.8%
Median Sales Price*	\$160,500	\$168,450	+ 5.0%	\$185,000	\$175,500	- 5.1%
Average Sales Price*	\$178,075	\$171,344	- 3.8%	\$186,285	\$178,723	- 4.1%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	98.6%	97.9%	- 0.7%
Inventory of Homes for Sale	441	549	+ 24.5%	—	—	—
Months Supply of Inventory	4.3	4.9	+ 14.0%	—	—	—

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

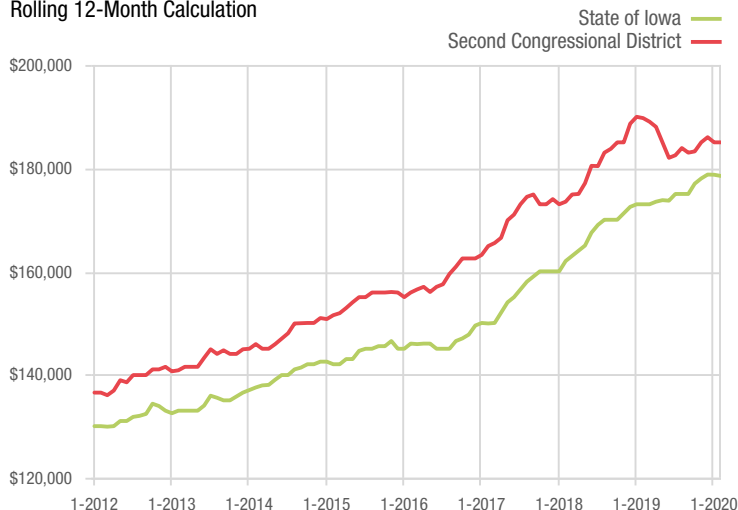
Median Sales Price - Single-Family Detached

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.