

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

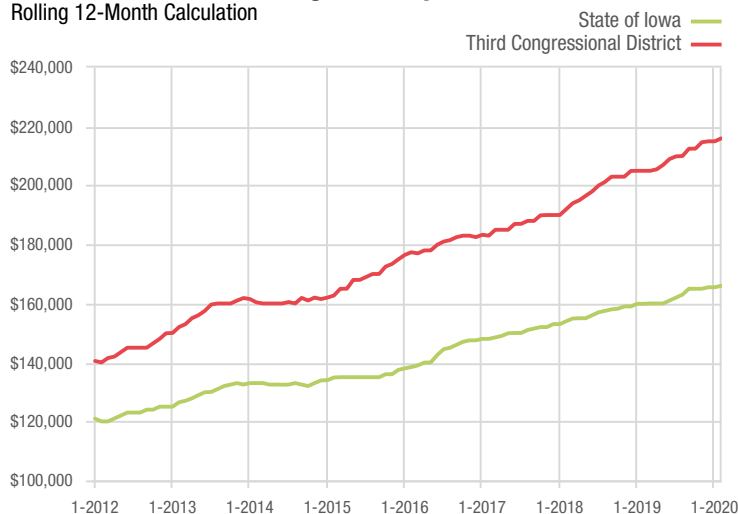
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	965	1,115	+ 15.5%	1,981	2,125	+ 7.3%
Pending Sales	676	742	+ 9.8%	1,359	1,470	+ 8.2%
Closed Sales	661	672	+ 1.7%	1,294	1,356	+ 4.8%
Days on Market Until Sale	64	74	+ 15.6%	65	70	+ 7.7%
Median Sales Price*	\$190,000	\$200,750	+ 5.7%	\$195,000	\$206,000	+ 5.6%
Average Sales Price*	\$215,813	\$225,475	+ 4.5%	\$221,103	\$229,414	+ 3.8%
Percent of List Price Received*	97.7%	97.6%	- 0.1%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	3,897	3,867	- 0.8%	—	—	—
Months Supply of Inventory	3.7	3.7	0.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	150	174	+ 16.0%	346	408	+ 17.9%
Pending Sales	96	136	+ 41.7%	191	227	+ 18.8%
Closed Sales	90	124	+ 37.8%	175	211	+ 20.6%
Days on Market Until Sale	91	63	- 30.8%	80	61	- 23.8%
Median Sales Price*	\$155,750	\$164,750	+ 5.8%	\$160,000	\$165,000	+ 3.1%
Average Sales Price*	\$177,108	\$176,598	- 0.3%	\$183,348	\$185,835	+ 1.4%
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	743	913	+ 22.9%	—	—	—
Months Supply of Inventory	4.2	5.1	+ 21.4%	—	—	—

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

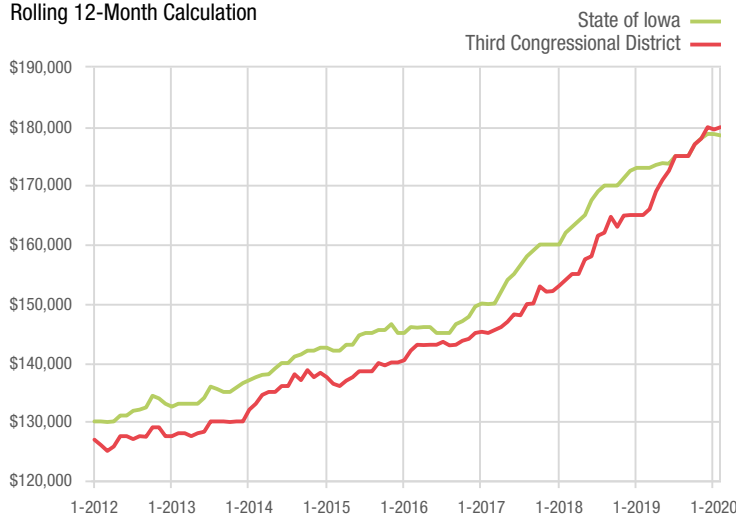
### Median Sales Price - Single-Family Detached

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.

Current as of March 15, 2020. All data from the multiple listing services in the state of Iowa. | Report © 2020 ShowingTime.