

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Warren County

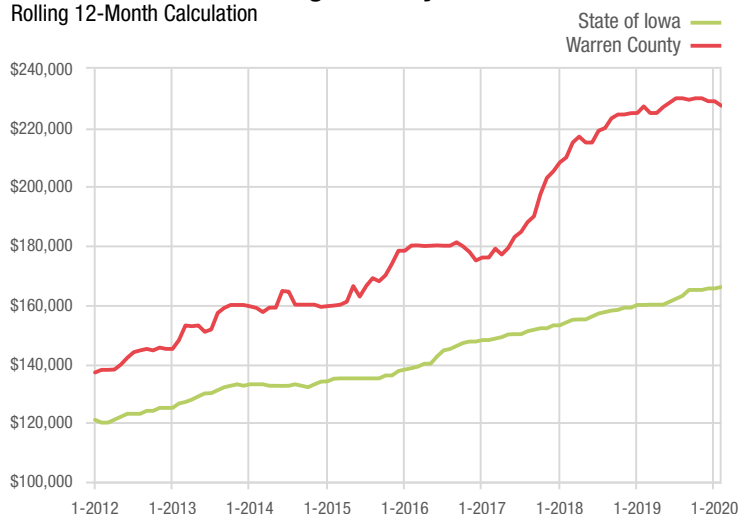
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	63	60	- 4.8%	119	132	+ 10.9%
Pending Sales	43	49	+ 14.0%	82	96	+ 17.1%
Closed Sales	43	47	+ 9.3%	78	94	+ 20.5%
Days on Market Until Sale	62	67	+ 8.1%	60	70	+ 16.7%
Median Sales Price*	\$237,500	<b>\$217,000</b>	- 8.6%	\$234,250	<b>\$226,000</b>	- 3.5%
Average Sales Price*	\$273,590	<b>\$230,392</b>	- 15.8%	\$268,242	<b>\$240,918</b>	- 10.2%
Percent of List Price Received*	98.8%	<b>97.8%</b>	- 1.0%	98.5%	<b>98.1%</b>	- 0.4%
Inventory of Homes for Sale	278	271	- 2.5%	—	—	—
Months Supply of Inventory	4.4	4.0	- 9.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	7	16	+ 128.6%	13	35	+ 169.2%
Pending Sales	6	16	+ 166.7%	12	19	+ 58.3%
Closed Sales	8	13	+ 62.5%	15	17	+ 13.3%
Days on Market Until Sale	254	160	- 37.0%	192	140	- 27.1%
Median Sales Price*	\$177,200	<b>\$213,900</b>	+ 20.7%	\$165,400	<b>\$195,069</b>	+ 17.9%
Average Sales Price*	\$192,336	<b>\$213,301</b>	+ 10.9%	\$171,216	<b>\$200,930</b>	+ 17.4%
Percent of List Price Received*	100.7%	<b>99.6%</b>	- 1.1%	99.8%	<b>99.5%</b>	- 0.3%
Inventory of Homes for Sale	65	80	+ 23.1%	—	—	—
Months Supply of Inventory	6.3	7.8	+ 23.8%	—	—	—

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

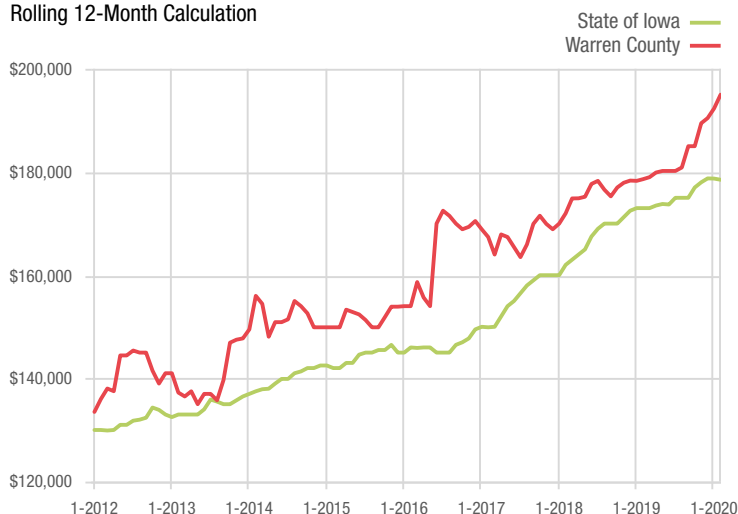
### Median Sales Price - Single-Family Detached

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.