

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

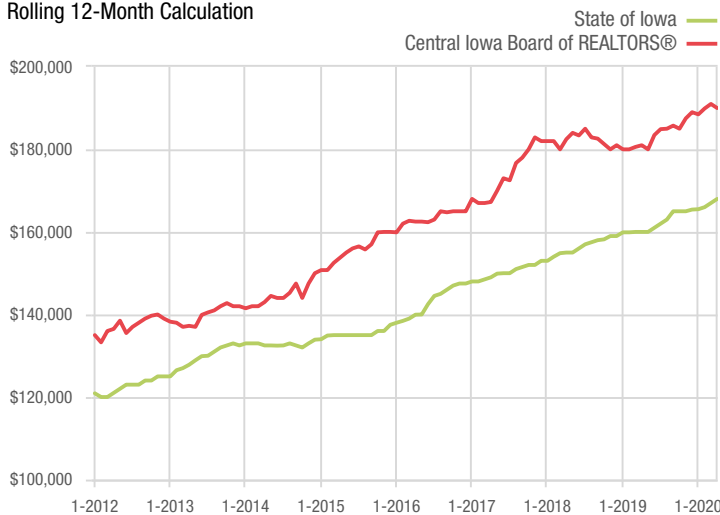
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	227	134	- 41.0%	637	601	- 5.7%
Pending Sales	123	144	+ 17.1%	409	472	+ 15.4%
Closed Sales	112	141	+ 25.9%	325	373	+ 14.8%
Days on Market Until Sale	75	50	- 33.3%	67	61	- 9.0%
Median Sales Price*	\$184,000	\$176,500	- 4.1%	\$175,500	\$182,500	+ 4.0%
Average Sales Price*	\$201,494	\$200,472	- 0.5%	\$196,506	\$204,858	+ 4.3%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	503	383	- 23.9%	—	—	—
Months Supply of Inventory	4.5	2.9	- 35.6%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	34	24	- 29.4%	81	90	+ 11.1%
Pending Sales	15	18	+ 20.0%	52	58	+ 11.5%
Closed Sales	12	15	+ 25.0%	35	42	+ 20.0%
Days on Market Until Sale	87	86	- 1.1%	113	76	- 32.7%
Median Sales Price*	\$127,500	\$194,000	+ 52.2%	\$165,000	\$207,000	+ 25.5%
Average Sales Price*	\$145,483	\$199,533	+ 37.2%	\$179,120	\$209,792	+ 17.1%
Percent of List Price Received*	96.3%	97.7%	+ 1.5%	95.7%	96.6%	+ 0.9%
Inventory of Homes for Sale	73	72	- 1.4%	—	—	—
Months Supply of Inventory	5.9	5.3	- 10.2%	—	—	—

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

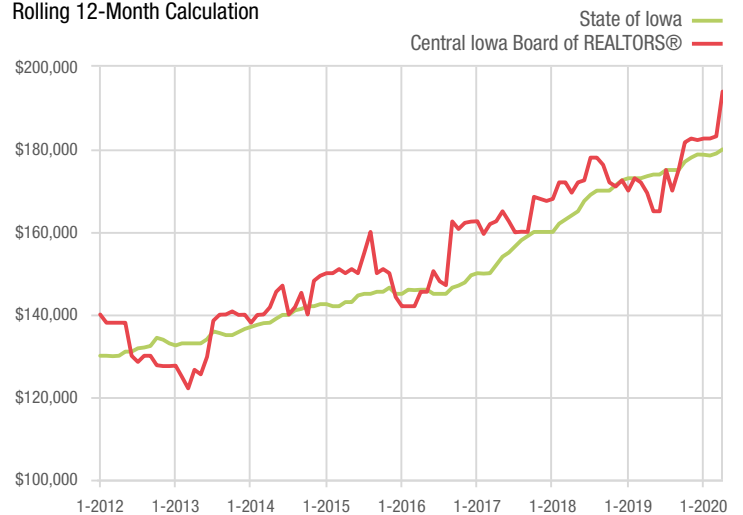
Median Sales Price - Single-Family Detached

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.