

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

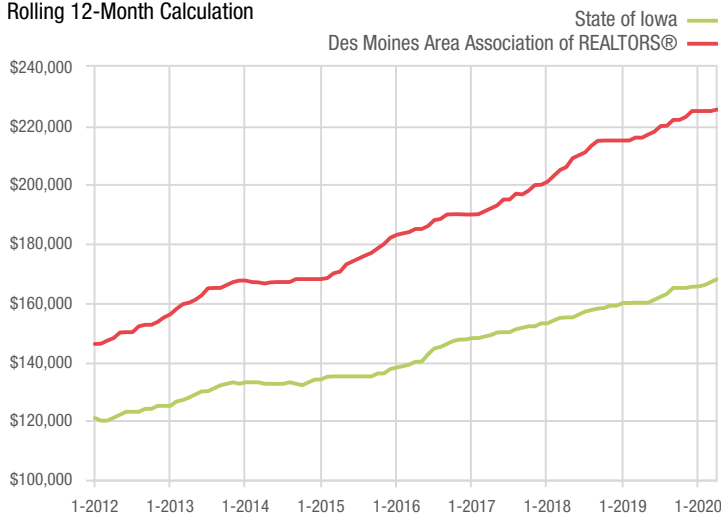
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1,503	<b>1,135</b>	- 24.5%	4,352	<b>4,449</b>	+ 2.2%
Pending Sales	915	<b>1,027</b>	+ 12.2%	2,828	<b>3,294</b>	+ 16.5%
Closed Sales	922	<b>876</b>	- 5.0%	2,804	<b>2,971</b>	+ 6.0%
Days on Market Until Sale	64	<b>61</b>	- 4.7%	68	<b>67</b>	- 1.5%
Median Sales Price*	\$215,000	<b>\$232,700</b>	+ 8.2%	\$214,000	<b>\$222,150</b>	+ 3.8%
Average Sales Price*	\$236,858	<b>\$252,304</b>	+ 6.5%	\$234,827	<b>\$241,474</b>	+ 2.8%
Percent of List Price Received*	98.1%	<b>98.9%</b>	+ 0.8%	98.1%	<b>98.3%</b>	+ 0.2%
Inventory of Homes for Sale	4,109	<b>3,695</b>	- 10.1%	—	—	—
Months Supply of Inventory	4.6	<b>3.9</b>	- 15.2%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	286	<b>271</b>	- 5.2%	798	<b>910</b>	+ 14.0%
Pending Sales	178	<b>178</b>	0.0%	485	<b>551</b>	+ 13.6%
Closed Sales	179	<b>143</b>	- 20.1%	464	<b>478</b>	+ 3.0%
Days on Market Until Sale	80	<b>54</b>	- 32.5%	82	<b>62</b>	- 24.4%
Median Sales Price*	\$175,000	<b>\$178,000</b>	+ 1.7%	\$169,400	<b>\$177,450</b>	+ 4.8%
Average Sales Price*	\$194,010	<b>\$193,705</b>	- 0.2%	\$189,132	<b>\$190,488</b>	+ 0.7%
Percent of List Price Received*	98.9%	<b>98.8%</b>	- 0.1%	98.7%	<b>98.8%</b>	+ 0.1%
Inventory of Homes for Sale	851	<b>962</b>	+ 13.0%	—	—	—
Months Supply of Inventory	5.1	<b>5.5</b>	+ 7.8%	—	—	—

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

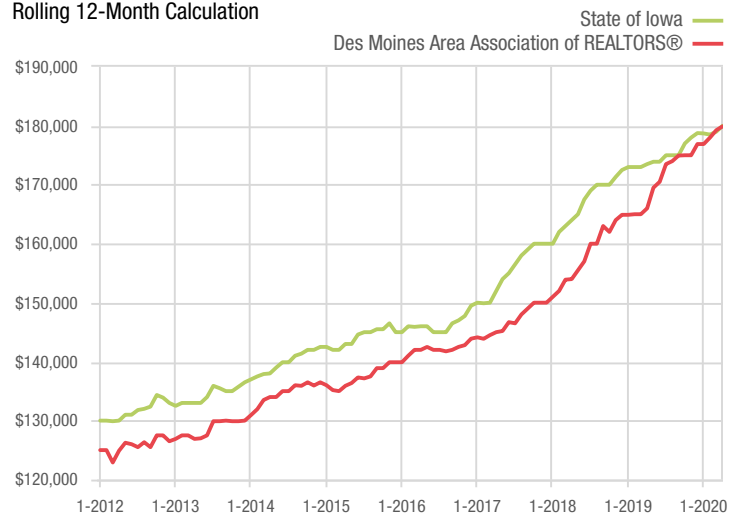
### Median Sales Price - Single-Family Detached

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.