

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Fourth Congressional District

Includes Audubon, Boone, Buena Vista, Butler, Calhoun, Carroll, Cerro Gordo, Cherokee, Chickasaw, Clay, Crawford, Dickinson, Emmet, Floyd, Franklin, Greene, Grundy, Hamilton, Hancock, Hardin, Harrison, Humboldt, Ida, Kossuth, Lyon, Monona, O'Brien, Osceola, Palo Alto, Plymouth, Pocahontas, Sac, Shelby, Sioux, Story, Webster, Winnebago, Woodbury and Wright Counties

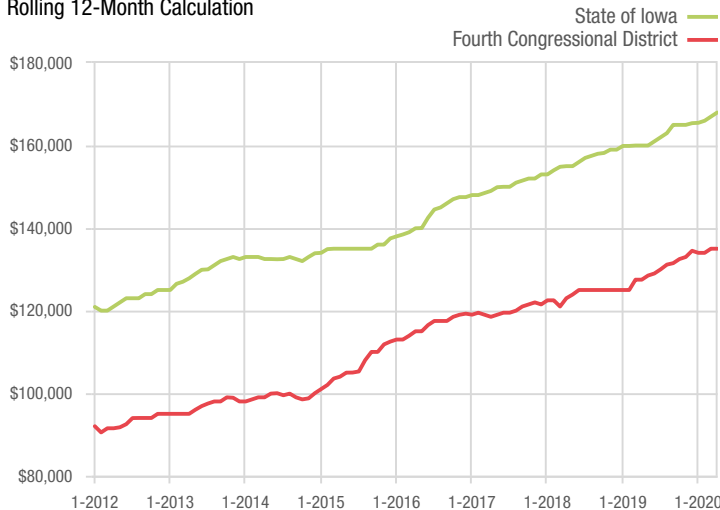
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1,134	761	- 32.9%	3,090	3,000	- 2.9%
Pending Sales	730	578	- 20.8%	2,172	2,237	+ 3.0%
Closed Sales	560	584	+ 4.3%	1,704	1,851	+ 8.6%
Days on Market Until Sale	99	83	- 16.2%	93	91	- 2.2%
Median Sales Price*	\$130,000	\$132,900	+ 2.2%	\$125,000	\$130,000	+ 4.0%
Average Sales Price*	\$152,311	\$152,858	+ 0.4%	\$146,291	\$148,896	+ 1.8%
Percent of List Price Received*	95.3%	95.5%	+ 0.2%	94.7%	94.7%	0.0%
Inventory of Homes for Sale	2,746	2,529	- 7.9%	—	—	—
Months Supply of Inventory	4.5	3.9	- 13.3%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	139	96	- 30.9%	365	327	- 10.4%
Pending Sales	69	55	- 20.3%	216	187	- 13.4%
Closed Sales	51	60	+ 17.6%	146	177	+ 21.2%
Days on Market Until Sale	109	103	- 5.5%	97	110	+ 13.4%
Median Sales Price*	\$160,000	\$191,500	+ 19.7%	\$165,250	\$212,000	+ 28.3%
Average Sales Price*	\$198,899	\$254,358	+ 27.9%	\$200,230	\$235,460	+ 17.6%
Percent of List Price Received*	97.2%	97.3%	+ 0.1%	95.6%	96.6%	+ 1.0%
Inventory of Homes for Sale	377	356	- 5.6%	—	—	—
Months Supply of Inventory	6.4	5.7	- 10.9%	—	—	—

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

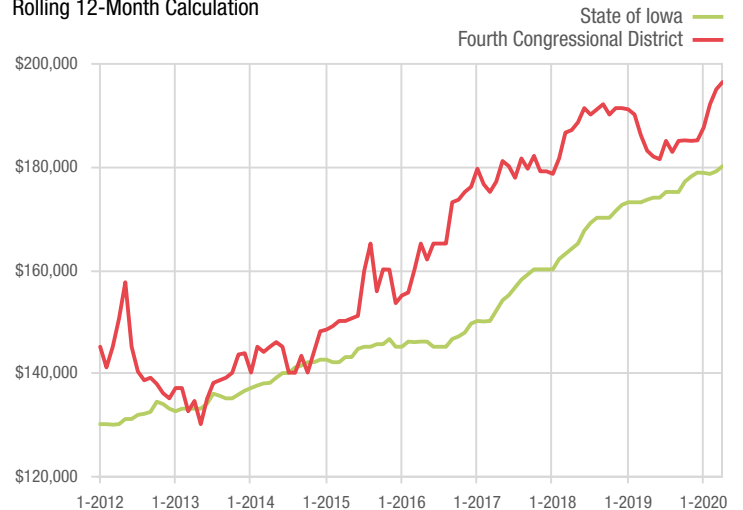
Median Sales Price - Single-Family Detached

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.