

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

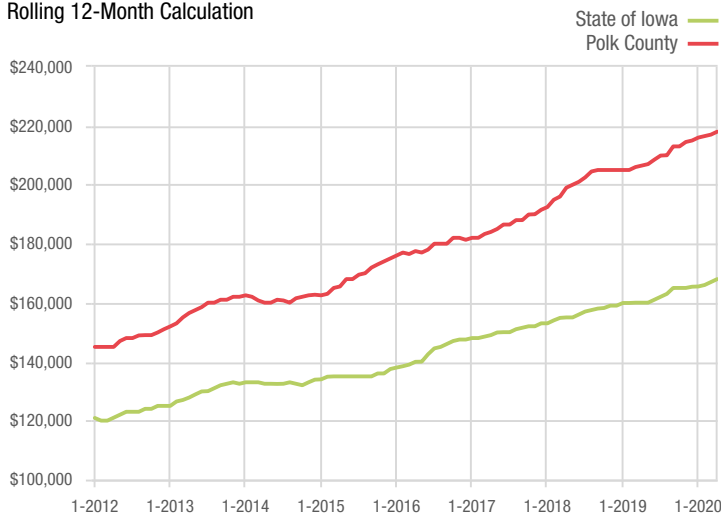
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1,015	769	- 24.2%	2,878	2,942	+ 2.2%
Pending Sales	608	678	+ 11.5%	1,933	2,263	+ 17.1%
Closed Sales	608	585	- 3.8%	1,921	2,052	+ 6.8%
Days on Market Until Sale	55	52	- 5.5%	60	61	+ 1.7%
Median Sales Price*	\$214,450	\$222,750	+ 3.9%	\$205,750	\$214,990	+ 4.5%
Average Sales Price*	\$230,228	\$239,461	+ 4.0%	\$225,889	\$230,683	+ 2.1%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	2,492	2,304	- 7.5%	—	—	—
Months Supply of Inventory	4.1	3.6	- 12.2%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	188	170	- 9.6%	527	565	+ 7.2%
Pending Sales	124	114	- 8.1%	335	339	+ 1.2%
Closed Sales	123	84	- 31.7%	318	290	- 8.8%
Days on Market Until Sale	66	57	- 13.6%	69	56	- 18.8%
Median Sales Price*	\$164,000	\$175,000	+ 6.7%	\$160,000	\$166,000	+ 3.8%
Average Sales Price*	\$190,525	\$198,398	+ 4.1%	\$186,655	\$189,516	+ 1.5%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	516	618	+ 19.8%	—	—	—
Months Supply of Inventory	4.5	5.6	+ 24.4%	—	—	—

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

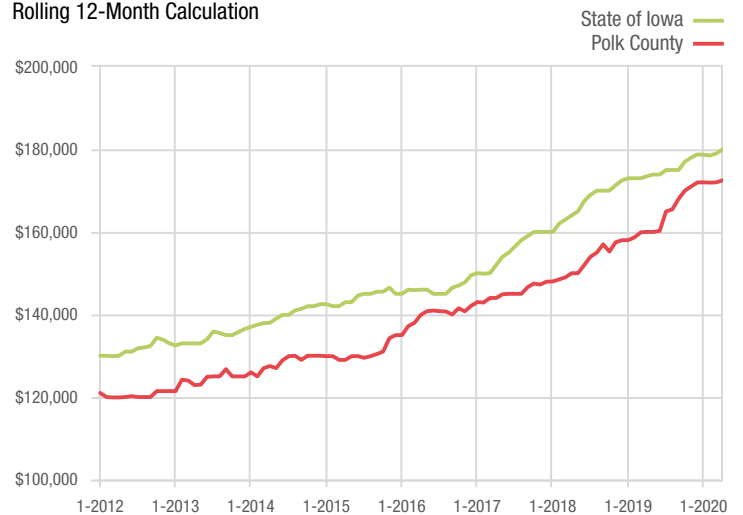
Median Sales Price - Single-Family Detached

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.