

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

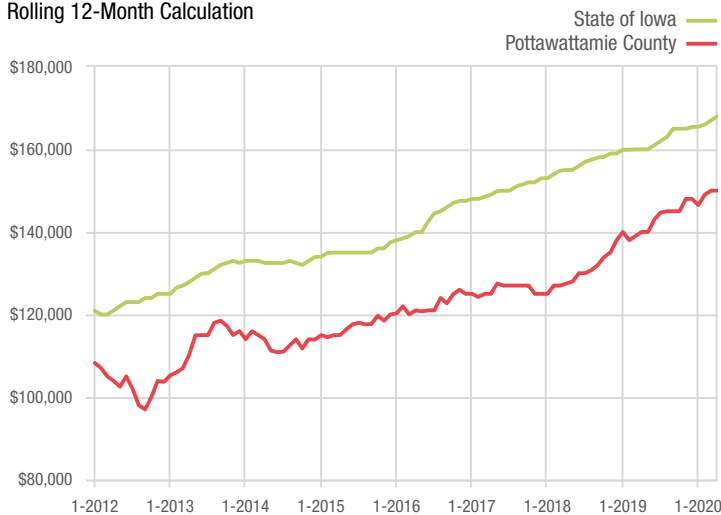
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	154	134	- 13.0%	420	480	+ 14.3%
Pending Sales	118	68	- 42.4%	363	340	- 6.3%
Closed Sales	82	86	+ 4.9%	314	299	- 4.8%
Days on Market Until Sale	40	21	- 47.5%	41	30	- 26.8%
Median Sales Price*	\$140,000	\$147,250	+ 5.2%	\$138,000	\$152,300	+ 10.4%
Average Sales Price*	\$183,824	\$182,258	- 0.9%	\$169,360	\$179,984	+ 6.3%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	97.5%	98.0%	+ 0.5%
Inventory of Homes for Sale	143	206	+ 44.1%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	15	11	- 26.7%	26	29	+ 11.5%
Pending Sales	8	5	- 37.5%	17	20	+ 17.6%
Closed Sales	1	2	+ 100.0%	12	15	+ 25.0%
Days on Market Until Sale	98	12	- 87.8%	56	50	- 10.7%
Median Sales Price*	\$147,000	\$260,000	+ 76.9%	\$205,000	\$240,000	+ 17.1%
Average Sales Price*	\$147,000	\$260,000	+ 76.9%	\$209,430	\$233,230	+ 11.4%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.5%	99.8%	+ 1.3%
Inventory of Homes for Sale	12	15	+ 25.0%	—	—	—
Months Supply of Inventory	2.6	2.6	0.0%	—	—	—

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

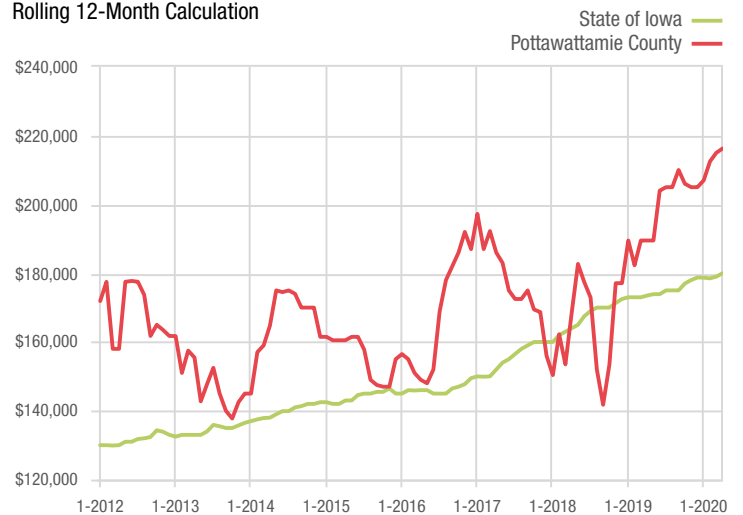
Median Sales Price - Single-Family Detached

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.