

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

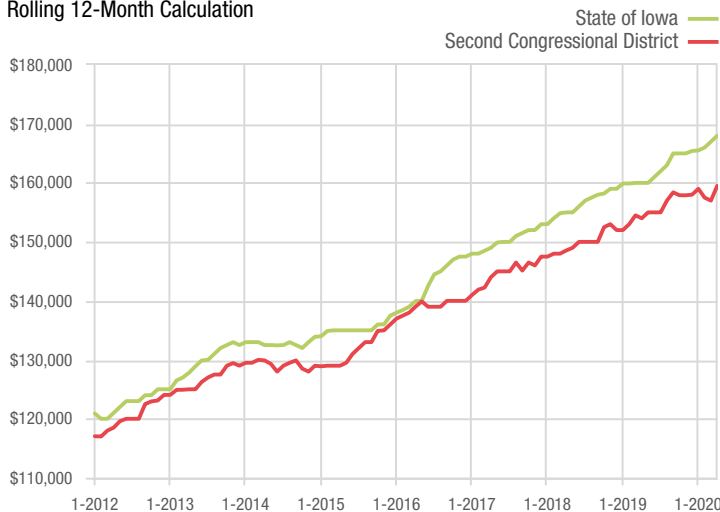
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1,435	857	- 40.3%	4,148	3,774	- 9.0%
Pending Sales	996	765	- 23.2%	2,803	2,830	+ 1.0%
Closed Sales	680	655	- 3.7%	2,130	2,234	+ 4.9%
Days on Market Until Sale	71	67	- 5.6%	76	70	- 7.9%
Median Sales Price*	\$149,000	\$168,000	+ 12.8%	\$146,500	\$151,678	+ 3.5%
Average Sales Price*	\$179,308	\$202,896	+ 13.2%	\$180,779	\$184,248	+ 1.9%
Percent of List Price Received*	96.5%	96.8%	+ 0.3%	95.8%	96.2%	+ 0.4%
Inventory of Homes for Sale	2,916	2,698	- 7.5%	—	—	—
Months Supply of Inventory	4.0	3.5	- 12.5%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	218	156	- 28.4%	773	863	+ 11.6%
Pending Sales	166	115	- 30.7%	422	430	+ 1.9%
Closed Sales	97	108	+ 11.3%	252	306	+ 21.4%
Days on Market Until Sale	65	61	- 6.2%	71	63	- 11.3%
Median Sales Price*	\$177,000	\$200,000	+ 13.0%	\$179,450	\$184,950	+ 3.1%
Average Sales Price*	\$211,506	\$208,119	- 1.6%	\$199,075	\$194,640	- 2.2%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	508	596	+ 17.3%	—	—	—
Months Supply of Inventory	4.8	5.5	+ 14.6%	—	—	—

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

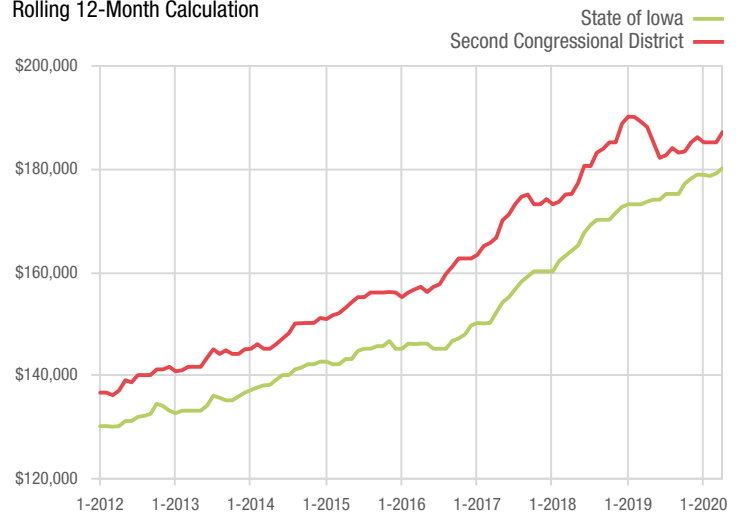
Median Sales Price - Single-Family Detached

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.