

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Story County

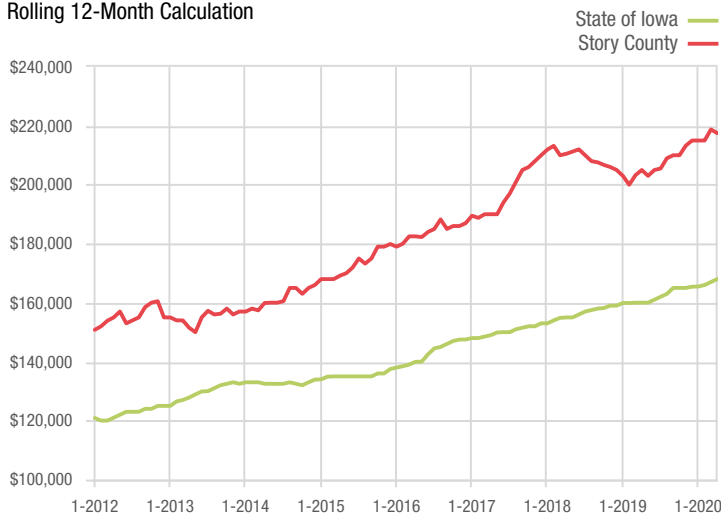
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	152	98	- 35.5%	462	411	- 11.0%
Pending Sales	94	98	+ 4.3%	296	333	+ 12.5%
Closed Sales	82	93	+ 13.4%	232	257	+ 10.8%
Days on Market Until Sale	81	47	- 42.0%	68	63	- 7.4%
Median Sales Price*	\$211,000	\$195,750	- 7.2%	\$200,000	\$208,750	+ 4.4%
Average Sales Price*	\$228,115	\$219,825	- 3.6%	\$216,881	\$226,328	+ 4.4%
Percent of List Price Received*	97.6%	98.8%	+ 1.2%	97.0%	97.6%	+ 0.6%
Inventory of Homes for Sale	365	264	- 27.7%	—	—	—
Months Supply of Inventory	4.7	2.9	- 38.3%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	27	16	- 40.7%	72	78	+ 8.3%
Pending Sales	15	18	+ 20.0%	52	52	0.0%
Closed Sales	12	14	+ 16.7%	35	38	+ 8.6%
Days on Market Until Sale	87	92	+ 5.7%	113	71	- 37.2%
Median Sales Price*	\$127,500	\$177,500	+ 39.2%	\$165,000	\$200,000	+ 21.2%
Average Sales Price*	\$145,483	\$198,786	+ 36.6%	\$179,120	\$209,237	+ 16.8%
Percent of List Price Received*	96.3%	97.7%	+ 1.5%	95.7%	96.4%	+ 0.7%
Inventory of Homes for Sale	62	60	- 3.2%	—	—	—
Months Supply of Inventory	5.1	4.8	- 5.9%	—	—	—

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

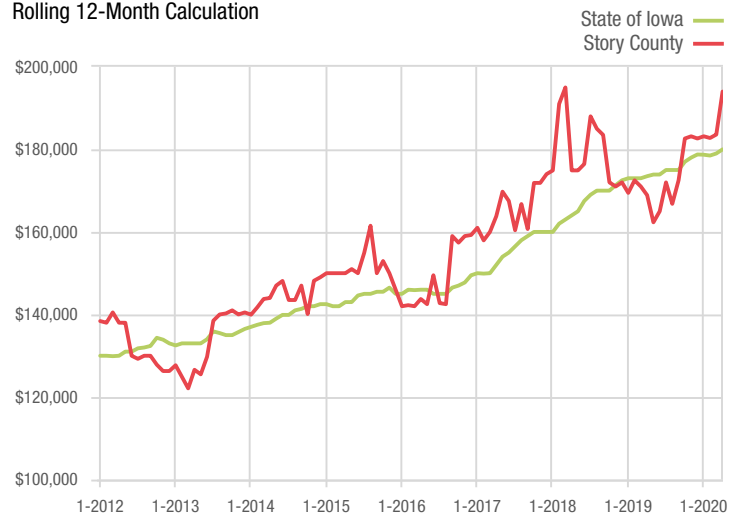
Median Sales Price - Single-Family Detached

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.