

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

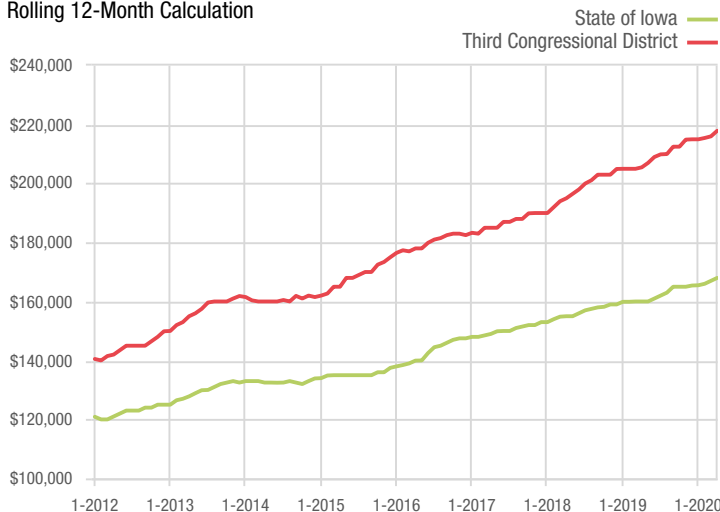
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1,691	1,284	- 24.1%	4,882	5,068	+ 3.8%
Pending Sales	1,054	1,092	+ 3.6%	3,286	3,708	+ 12.8%
Closed Sales	1,030	975	- 5.3%	3,184	3,330	+ 4.6%
Days on Market Until Sale	68	61	- 10.3%	68	67	- 1.5%
Median Sales Price*	\$207,950	\$225,000	+ 8.2%	\$202,600	\$215,000	+ 6.1%
Average Sales Price*	\$231,242	\$244,996	+ 5.9%	\$226,286	\$234,073	+ 3.4%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	97.9%	98.1%	+ 0.2%
Inventory of Homes for Sale	4,471	4,079	- 8.8%	—	—	—
Months Supply of Inventory	4.4	3.8	- 13.6%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	303	285	- 5.9%	829	969	+ 16.9%
Pending Sales	185	187	+ 1.1%	507	586	+ 15.6%
Closed Sales	178	148	- 16.9%	483	508	+ 5.2%
Days on Market Until Sale	80	55	- 31.3%	81	62	- 23.5%
Median Sales Price*	\$175,000	\$180,000	+ 2.9%	\$174,100	\$177,900	+ 2.2%
Average Sales Price*	\$195,259	\$196,473	+ 0.6%	\$193,043	\$191,778	- 0.7%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	862	996	+ 15.5%	—	—	—
Months Supply of Inventory	5.0	5.5	+ 10.0%	—	—	—

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

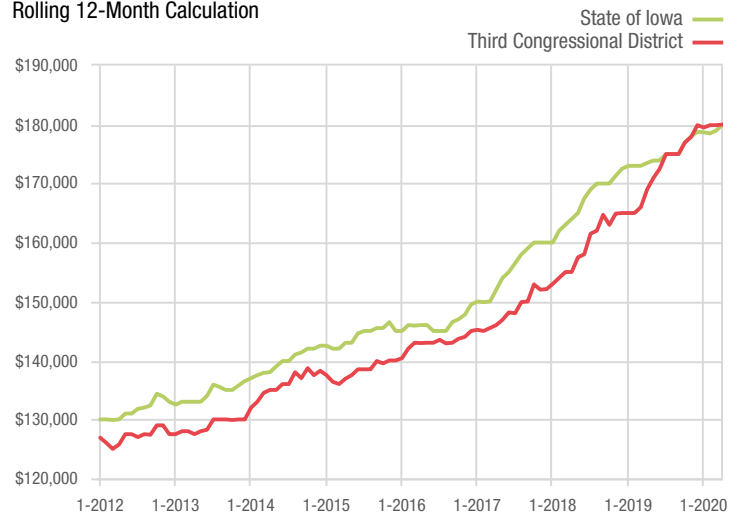
Median Sales Price - Single-Family Detached

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.

Current as of May 15, 2020. All data from the multiple listing services in the state of Iowa. | Report © 2020 ShowingTime.