

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Warren County

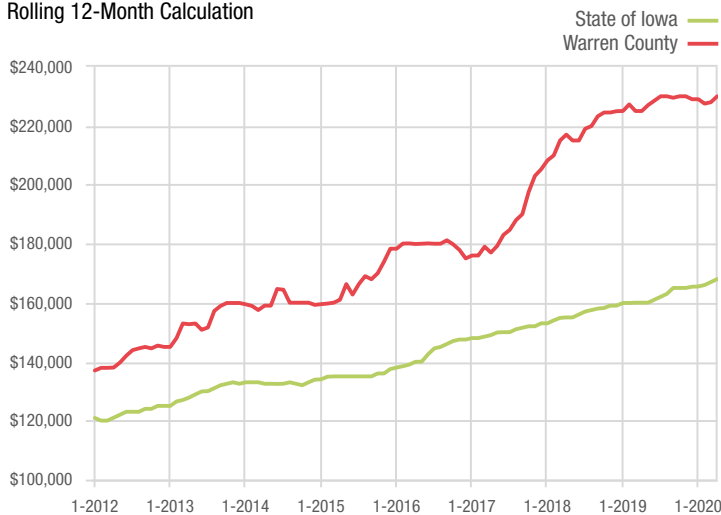
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	97	<b>76</b>	- 21.6%	293	<b>307</b>	+ 4.8%
Pending Sales	68	<b>71</b>	+ 4.4%	200	<b>230</b>	+ 15.0%
Closed Sales	75	<b>56</b>	- 25.3%	201	<b>203</b>	+ 1.0%
Days on Market Until Sale	83	<b>84</b>	+ 1.2%	79	<b>71</b>	- 10.1%
Median Sales Price*	\$200,000	<b>\$216,250</b>	+ 8.1%	\$210,000	<b>\$210,000</b>	0.0%
Average Sales Price*	\$233,267	<b>\$250,297</b>	+ 7.3%	\$244,984	<b>\$245,792</b>	+ 0.3%
Percent of List Price Received*	97.1%	<b>98.7%</b>	+ 1.6%	97.8%	<b>98.3%</b>	+ 0.5%
Inventory of Homes for Sale	306	<b>286</b>	- 6.5%	—	—	—
Months Supply of Inventory	4.8	<b>4.1</b>	- 14.6%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	20	<b>12</b>	- 40.0%	44	<b>59</b>	+ 34.1%
Pending Sales	16	<b>11</b>	- 31.3%	40	<b>42</b>	+ 5.0%
Closed Sales	17	<b>11</b>	- 35.3%	41	<b>38</b>	- 7.3%
Days on Market Until Sale	183	<b>106</b>	- 42.1%	190	<b>124</b>	- 34.7%
Median Sales Price*	\$180,000	<b>\$212,040</b>	+ 17.8%	\$179,900	<b>\$212,470</b>	+ 18.1%
Average Sales Price*	\$196,702	<b>\$212,305</b>	+ 7.9%	\$191,445	<b>\$208,971</b>	+ 9.2%
Percent of List Price Received*	99.2%	<b>99.2%</b>	0.0%	99.7%	<b>99.4%</b>	- 0.3%
Inventory of Homes for Sale	66	<b>77</b>	+ 16.7%	—	—	—
Months Supply of Inventory	6.1	<b>7.8</b>	+ 27.9%	—	—	—

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

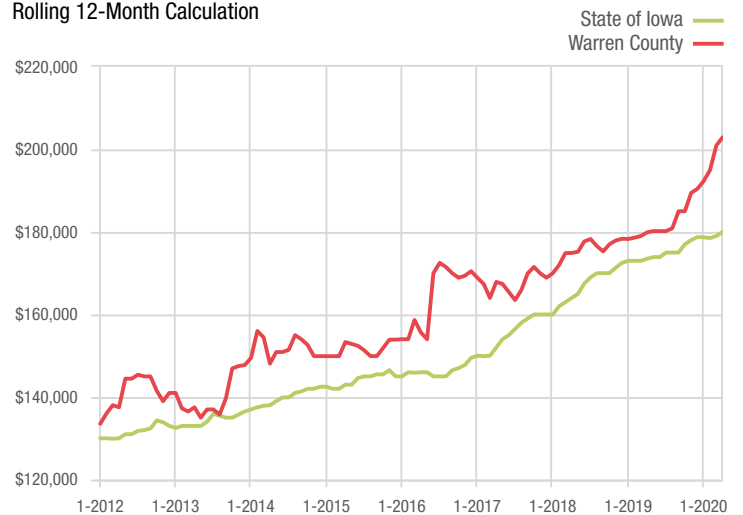
### Median Sales Price - Single-Family Detached

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.