

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

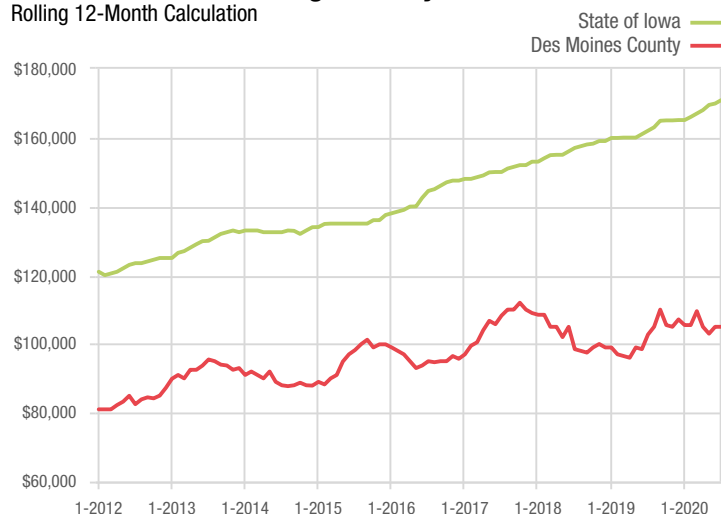
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	79	84	+ 6.3%	463	463	0.0%
Pending Sales	46	56	+ 21.7%	285	323	+ 13.3%
Closed Sales	46	71	+ 54.3%	286	288	+ 0.7%
Days on Market Until Sale	90	77	- 14.4%	111	96	- 13.5%
Median Sales Price*	\$129,000	\$117,000	- 9.3%	\$103,000	\$100,000	- 2.9%
Average Sales Price*	\$141,067	\$143,993	+ 2.1%	\$125,637	\$123,160	- 2.0%
Percent of List Price Received*	95.3%	95.5%	+ 0.2%	93.6%	94.4%	+ 0.9%
Inventory of Homes for Sale	276	237	- 14.1%	—	—	—
Months Supply of Inventory	6.7	5.4	- 19.4%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	2	+ 100.0%	1	8	+ 700.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	94	—	1	122	+ 12,100.0%
Median Sales Price*	—	\$192,000	—	\$495,389	\$240,000	- 51.6%
Average Sales Price*	—	\$192,000	—	\$495,389	\$240,000	- 51.6%
Percent of List Price Received*	—	93.7%	—	99.9%	96.5%	- 3.4%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	5.0	+ 400.0%	—	—	—

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

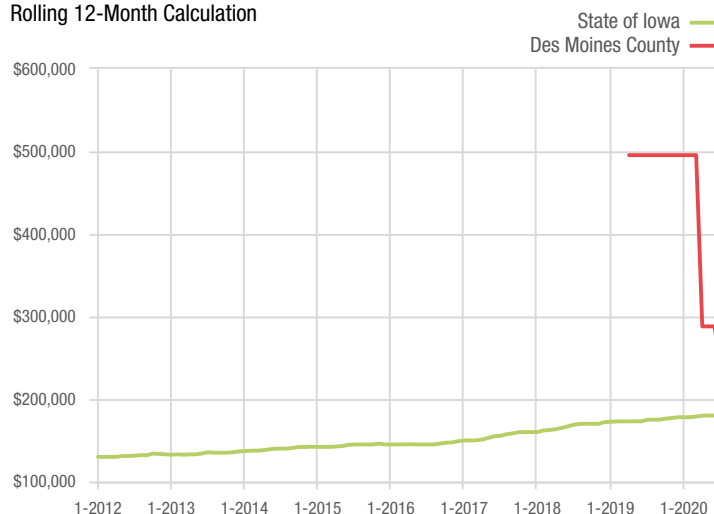
Median Sales Price - Single-Family Detached

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.