

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Polk County

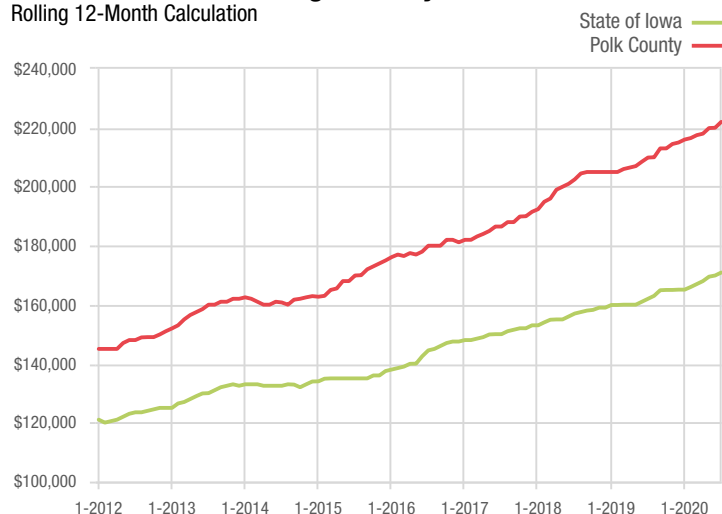
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1,010	1,051	+ 4.1%	5,815	5,836	+ 0.4%
Pending Sales	762	886	+ 16.3%	4,177	4,831	+ 15.7%
Closed Sales	726	902	+ 24.2%	4,135	4,551	+ 10.1%
Days on Market Until Sale	43	39	- 9.3%	53	51	- 3.8%
Median Sales Price*	\$218,500	\$232,700	+ 6.5%	\$214,500	\$224,000	+ 4.4%
Average Sales Price*	\$233,817	\$249,378	+ 6.7%	\$230,244	\$238,505	+ 3.6%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	2,748	2,347	- 14.6%	—	—	—
Months Supply of Inventory	4.6	3.5	- 23.9%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	178	211	+ 18.5%	1,027	1,146	+ 11.6%
Pending Sales	137	204	+ 48.9%	763	813	+ 6.6%
Closed Sales	146	184	+ 26.0%	748	731	- 2.3%
Days on Market Until Sale	53	66	+ 24.5%	59	59	0.0%
Median Sales Price*	\$184,950	\$191,250	+ 3.4%	\$168,375	\$175,000	+ 3.9%
Average Sales Price*	\$195,024	\$208,048	+ 6.7%	\$186,162	\$193,775	+ 4.1%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	531	609	+ 14.7%	—	—	—
Months Supply of Inventory	4.8	5.3	+ 10.4%	—	—	—

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

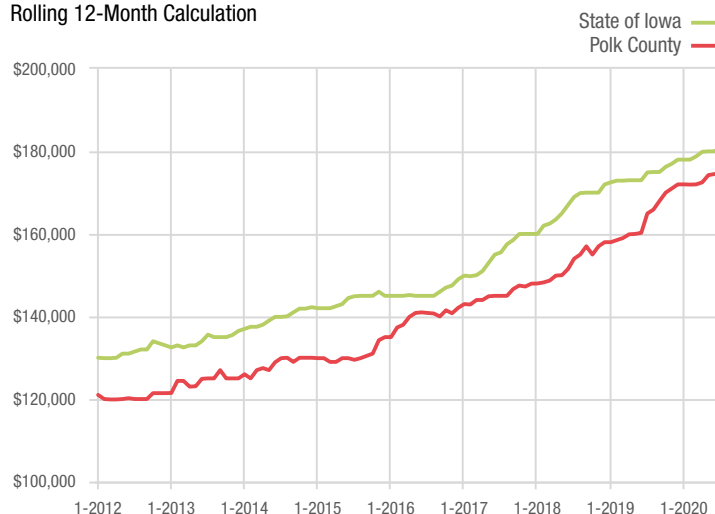
### Median Sales Price - Single-Family Detached

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.