

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Pottawattamie County

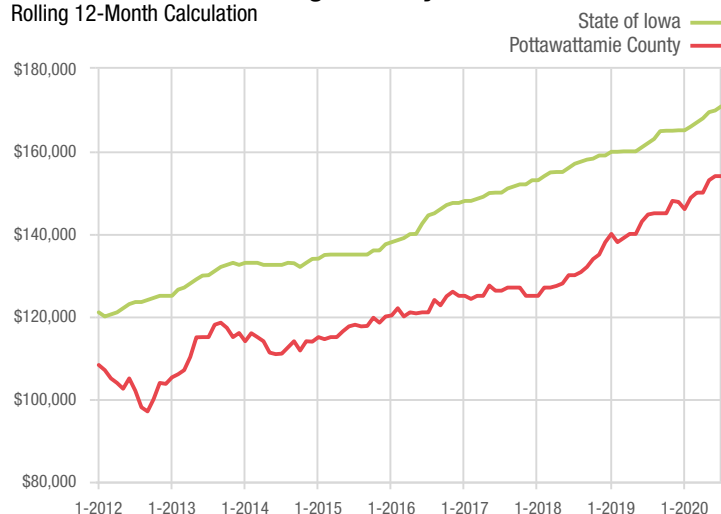
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	140	165	+ 17.9%	867	945	+ 9.0%
Pending Sales	110	105	- 4.5%	721	766	+ 6.2%
Closed Sales	118	134	+ 13.6%	665	685	+ 3.0%
Days on Market Until Sale	29	16	- 44.8%	34	25	- 26.5%
Median Sales Price*	\$165,500	\$165,000	- 0.3%	\$145,000	\$157,000	+ 8.3%
Average Sales Price*	\$199,995	\$197,798	- 1.1%	\$177,836	\$186,812	+ 5.0%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	159	183	+ 15.1%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	7	+ 40.0%	45	49	+ 8.9%
Pending Sales	4	5	+ 25.0%	33	41	+ 24.2%
Closed Sales	8	9	+ 12.5%	31	37	+ 19.4%
Days on Market Until Sale	9	43	+ 377.8%	27	41	+ 51.9%
Median Sales Price*	\$167,553	\$227,500	+ 35.8%	\$205,000	\$239,950	+ 17.0%
Average Sales Price*	\$178,688	\$222,506	+ 24.5%	\$204,952	\$223,542	+ 9.1%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

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

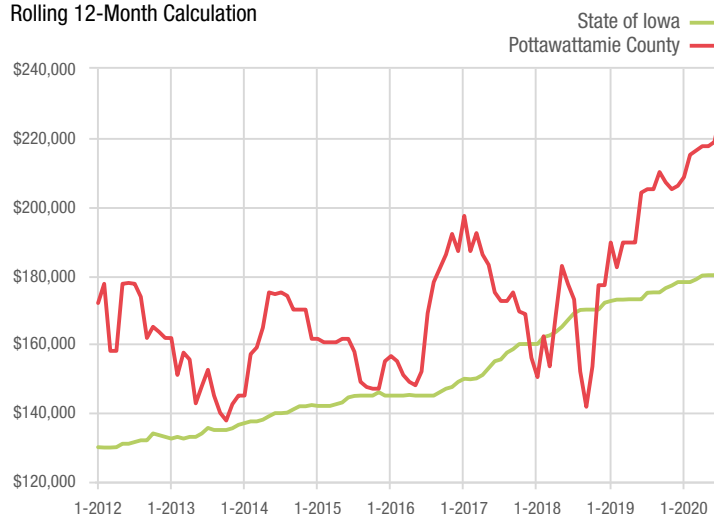
### Median Sales Price - Single-Family Detached

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.